



AGENDA

CALL TO ORDER

Pledge Allegiance to the Flag (ES)

Moment of Silence

ADOPTION OF AGENDA

APPROVAL OF THE MINUTES

1. Approval of the March 28, 2022 Work Session, April 12, 2022 Town Council Meeting, and April 25, 2022 Work Session
2. Approval of the Budget Meeting Minutes from March 29, March 31, April 5, and April 7, 2022

PUBLIC COMMENT

3. **CATS Bus Priority Study presentation** (*Bruce Jones*)
4. **Board Updates** (*Mayor Jack Edwards*) Mayor Edwards to give updates from the following boards: CTRPO, Electricities, Mecklenburg County Planning, and MTC.

CONSENT AGENDA

5. **New Finance Director - Chris Tucker**
6. **Resolution for surplus items** (*Lisa Snyder*) - Resolution 2022-05 will be presented for police department items and rifles.
7. **Proclamations** (*Lisa Snyder*) - Two Proclamations will be presented for approval: Police Week and Public Works Week.

OLD BUSINESS - None

PUBLIC HEARING

8. **Miller Farms Hearing** (*Travis Morgan*) - conditional rezoning discussion
9. **Public Hearing for FY 22-23 Budget** (*Ryan Spitzer*) - Mr. Spitzer will present the upcoming fiscal year budget.

NEW BUSINESS

10. **Miller Farms** (*Travis Morgan*) - conditional rezoning (**ACTION ITEM**)

MANAGER'S REPORT

MONTHLY STAFF REPORTS

11. Public Works

Telephone

Police

Parks and Rec

Planning & Zoning

CALENDAR FOR COUNCIL

CLOSED SESSION - None

ADJOURN

Topic: May Council Meeting

Time: May 10, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88609828588?pwd=alZ3VTlpcnpyR2F1R2Y0bjBRZkVtdz09>

Meeting ID: 886 0982 8588

Passcode: 226718

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If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Lisa Snyder, Clerk of Council, at 704-889-2291 or lsnyder@pinevillenc.gov. Three days' notice is required.

Mayor

Jack Edwards

Mayor Pro Tem

Ed Samaha

Town Manager

Ryan Spitzer

**Town Council**

Les Gladden
 Amelia Stinson-Wesley
 Chris McDonough

Town Clerk

Lisa Snyder

**WORK SESSION MINUTES
 MONDAY, MARCH 28, 2022 AT 6:00 PM
 PINEVILLE COMMUNICATIONS BLDG**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, March 28, 2022 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards

Mayor Pro-Tem: Ed Samaha

Council Members: Amelia Stinson Wesley, Les Gladden and Chris McDonough

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Police Chief: Michael Hudgins

Planning & Zoning Director: Travis Morgan

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Council Member Chris McDonough made a motion to open the meeting and Council Member Amelia Stinson-Wesley seconded the motion. There were ayes by all and the meeting opened.

MILLER FARMS

Planning & Zoning Director Travis Morgan discussed the proposed revised conditional site plan proposal for the Miller Farm property. He explained the diagrams presented to them and the various color codes used for road types, product type, and parking. The property that was not shaded (State line area and Nations Ford Road area) is not part of the rezoning and remains zoned R-44. The single-family product has been revised to have the majority alley-fed garages. The 3-story townhomes have also been eliminated in favor of more single-family units. Traffic study has been through the first review with NCDOT and a stop light and other improvements are required as Mr. Morgan had assumed. Stop light will be at the Miller Road intersection along with full pedestrian crossings. Other intersections include one adjacent to Marfield Lane and one onto Nations Ford Road.

Development summary: Total units are down 340. 29% are townhomes, 71% are single-family and 2.99 units are per acre. Council felt this is more consistent and compatible with the adjacent McCullough neighborhood. Approximately 11.5 acres including the front linear park will be dedicated to the Town. This is in harmony with PARC plan and Park and Rec board recommendation and ordinance open space requirements. This park dedication aligns with our plans and is a welcome improvement according to Mr. Morgan. Discussion was had about plan notes and park maintenance that need resolution such as HOA vs Town oversight and maintenance. Park parking spaces are also provided with the development along the front linear park area. Mailboxes are planned in the amenity area in order to avoid cluster mailboxes disrupting traffic on collector road designations.

Council Member Les Gladden would like to see the housing products be more locked in rather than concept sketches. Mr. Gladden asked if they had ever built the single-family type proposed before. Christopher Robusto (applicant) responded: No, they have not but, it will be a custom design. They have similar new product and referenced Dan Ryan Builders products in Charleston. In addition, Mr. Gladden asked about the size of the driveways and desire to have longer driveways for townhomes. Mr. Morgan stated about housing types and the perimeter lots being side-driveway style and have the longest driveways for longer vehicles. There was a brief discussion about HOA rules helping to ensure townhome parked vehicles don't block alley vehicular movement.

A discussion was held about the single-family homes facing Highway 51. It was determined that those will be the larger 48' lots with rear alley service and rear garages. It was noted all product types will have rear parking locations with no front load garages.

Mr. Morgan referenced the development staff report and typo corrections needed, including the missing prior staff comment about the Charlotte Water "Loop" connection through the property linking Nations Ford Road, McCullough, and Downs Road water service for water quality and redundancy. Mr. Morgan expressed his concern for the Marfield intersection. His concern was left-hand turns leaving Marfield going southbound on Highway 51, and through movement going from Marfield into the new development. He felt these vehicle movements were unsafe and felt additional work was needed to control safety and access. Mr. Morgan discussed extending curbs to create a protected left-hand into the McCullough development that exists, while preventing through-traffic movement. Council expressed interest in having double left-protected movements if space allowed. If space did not allow the existing left, McCullough was recommended to be preserved. The Marfield intersection needed additional work for safety, movement and signage. With that clarification, it was noted that final design will need NCDOT approval. Mr. Morgan concluded the discussion and again noted no additional curb cuts along Highway 51 or Nations Ford Road to preserve the validity of the traffic study, unless as reviewed before Council for redevelopment in the future.

PINEVILLE ETJ

Chief Hudgins continued his presentation of the ETJ and amended his previous power point presentation for Council. He focused more on workload assessments. He noted that the population of the ETJ is 3,567. He advised that by adding the ETJ, workload would be decreased by adding six patrol officers, which will allow them to do more community engagement. Mecklenburg County is currently offering the Town \$100,000 more since the previous discussions. Zones are created as needed, wherever the current problems are. Chief Hudgins added that the PD has liaisons at each apartment complex in order to establish these relationships. Council Member Gladden wants start-up money so we don't have to spend any out-of-pocket.

Town Manager Spitzer requested that we have a decision by April 30th so he can notify the County.

FIRE TRUCK

Town Manager Spitzer updated Council on the purchase of the new fire truck with ARPA funds. If we purchase it now, it puts us in the queue. The money will come out of next year's budget. All Council Members were on board to proceed with purchasing the fire truck.

ARPA FUNDS

Town Manager Spitzer reminded Council that the Town needs to provide the federal government the list of areas where we will be spending the ARPA funds money by April 30th. When discussing IT spending, Mr. Spitzer added that we have 2008 servers and those need updated. One-time purchases are best because we don't have to spend the additional time tracking those. McCullough has committed to donating \$200,000 to the Greenway Trail project.

BOARDS

Mayor Edwards reminded Council that all applications for boards need to go through Town Clerk Snyder first. She will forward the applications to the appropriate boards/committees for approval.

A motion to close the Work Session was made by Council Member Stinson-Wesley with a second made by Council Member Ed Samaha. (***Motion passed 4-0***)

The Work Session closed at 8:45 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk



TOWN COUNCIL REGULAR MEETING
PINEVILLE HUT MEETING FACILITY
TUESDAY, APRIL 12, 2022 AT 6:30 PM

MINUTES

CALL TO ORDER

Mayor Jack Edwards called the meeting to order @ 6:30 pm.

Mayor: Jack Edwards
 Mayor Pro Tem: Ed Samaha (via Zoom call)
 Council Members: Les Gladden, Amelia Stinson-Wesley, Chris McDonough
 Town Manager: Ryan Spitzer
 Town Clerk: Lisa Snyder

PLEDGE ALLEGIANCE TO THE FLAG

Mayor Jack Edwards led everyone in the Pledge of Allegiance.

MOMENT OF SILENCE

Mayor Jack Edwards said God Bless our military, our firefighters, our first responders, they service every day, every minute, for anything. They even came to an older lady in his neighborhood and they changed her alarms out. Our police officers. We are lucky and fortunate. We have a wonderful police department, a phenomenal fire department. Remember our country in your prayers. It's disintegrating, falling apart. For strength, anointing and direction. Remember, hug a neighbor and tell them you love them.

Mayor asked Town Manager Ryan Spitzer to introduce our new Finance Director, Chris Tucker. Town Manager Spitzer introduced Chris, he comes to us with 15 years of experience, most of that as Finance Director. Welcome to Pineville! Mr. Tucker spoke briefly and said that he is excited for the opportunity and help accomplish the vision that Council has set forth, helping the citizens getting any information that they seek. It was a great first day.

Council Member Amelia Stinson-Wesley moved to let Mayor Pro Tem Ed Samaha be allowed to vote remotely followed by a second from Council Member Chris McDonough. Roll Call: Amelia- yes, Mayor – yes, Chris-yes, Les-yes, Ed – yes
(Approved)

ADOPTION OF AGENDA

Council Member Chris McDonough moved to approve the Agenda as presented with a second made by Council Member Les Gladden to adopt the Agenda as stated. The Agenda was adopted **(Approved 4-0)**.

APPROVAL OF MINUTES

The Minutes of the March 8, 2022 Council Meeting were presented for approval. Council Member Stinson-Wesley moved to approve the Minutes with a second made by Council Member Gladden. **(Approved 4-0)**.

CONSENT AGENDA

Mayor Edwards advised that on the Consent Agenda are three items: Financial Statement, Approval of the 2021 Records Retention Schedule, Surplus of K-9 Ciro. Council Member Stinson-Wesley moved to approve the Consent Agenda as presented with a second made by Council Member Gladden. **(Approved 4 – 0)**

BOARD UPDATES and PUBLIC COMMENT

CJ Norman, PCAA President. Mr. Norman did a presentation for the PCAA. He wanted to give a quick presentation. They are requesting approval to increase seasonal registration fee increase, effective Spring 2022. Their Spring Fling is April 30th which is their annual fundraiser. Most fee increase is for day-to-day expenses. Their goal is to increase fees the least amount possible to limit financial impacts on their members, but enough to allow them to operate without requiring extensive fundraising to cover recurring operational losses. 13+ will not incur a price increase since the division plays at Jack Hughes and the Town of Pineville allows them to utilize the fields at no charge. Most of their cost increases are specific to the maintenance of Pineville Memorial Ballpark. The ability to use Jack Hughes field space free of charge is a significant cost savings for PCAA and can be passed on to registrants utilizing those facilities. Council Member Gladden asked is there is a difference in the fees for in-Town and out-of-town? Mr. Norman replied that in-Town receives a 25% discount. Mayor Edwards thanked Mr. Norman and Erin Hamilton for their work with the PCAA.

Scott Warren, President, James Polk Historic Site. Mr. Warren said that there is a lot going on at the site. Due to the greenway coming in. The county recently paved their parking lot and they're getting ready to install a new fence around their historic cemetery thanks to the county. It has really boosted their visitation, so they have really reaped the rewards from the greenway coming through the site. They have a big event coming April 30th. Inalienable Rights: Living History through the eyes of the Enslaved. It is their third visit to the site since 2017. They really share and interprets the role of the enslaved up to the beginning of the Civil War and bringing living history interpreters. Looking ahead, we are posting a full-time position. He added thanks to the Council for their support of the site and indicated that their support goes a long way.

Jane Shutt, Pineville Neighbors Place. Jane brought a "guest" with her tonight. Piney Neigh Bear. He's their social media ambassador. He is helping to promote the annual Friend raiser. Last day to get tickets is April 13th. Tickets are \$20. The event is being held at Pineville United Methodist Church. They recently held a vaccine clinic and food box giveaway at Oakland Hills in partnership with the Mecklenburg County Health Department and Pineville Pharmacy. They had a steering committee of 6 community leaders tour the Valerie C Woodard Community Resource Center. They are very excited that a similar center will be constructed on Nations Ford Road for the southwest part of the county with an anticipated opening date of 2025. Ms. Shutt extended thanks to Josh Harb, with the Pineville Police Department, and Spare Time for organizing the Battle of the Badges last week. 20 lanes of Spare Time were full of teams bowling for fun and to raise money for PNP. The Police did beat the Fire department and Pineville Elementary did defeat Sterling Elementary but PNP was the big winner! They are excited that they received a grant to hire a bi-lingual administrative assistant. Alma will begin next Monday. She lives in the community and has a son who attends Pineville Elementary. Once again, Ms. Shutt thanked everyone for their support of our neighbors.

OLD BUSINESS

ETJ Discussion. Town Manager Spitzer explained the area of the ETJ. There is about 3,450 residents and about one square mile. The county approached us and asked us to police down there instead of CMPD. This area will create anticipated tax revenue of \$709,000. The Council has asked for another \$100,000. The County chairman did receive the letter and will talk to Dena Diorio about it. They need an answer from Council so the County can start negotiations with CMPD again. His recommendation is to vote to do it contingent upon them accepting the terms of the letter, so we can get it up and running. Council Member Gladden expressed concern about making it a zone and confirm that we receive the \$809,000 up front and all recruits come from our HR Department. Town Manager Spitzer added that this would give us 6 more officers to patrol, not only the ETJ, but also the Town of Pineville, plus one more dispatcher.

Council Member Gladden moved to approve the ETJ with the \$809,000 and other details so we don't get into our reserves beginning in 2023, with a second made by Council Member McDonough. Roll call: Amelia - yes, Chris - yes, Les - yes, Ed - yes – all ayes. (**Approved**)

American RP Spending, Ryan Spitzer. Town Manager Spitzer said that by April 30th we have to let the federal government know what areas we're going to spend the ARPA funds. The categories and amounts were displayed as follows: \$617,311 IT infrastructure (for new servers and switches to be up-to-date and have a level of protection), \$833,000 Fire Engine (includes equipment for that engine), \$50,000 Pineville Neighbors Place (for the upcoming year), \$1,236,840 for Parks and Recreation (for the Greenway Bridge and some money for the Cone Mill memorial as well as purchase some property), and \$140,061 for sidewalk improvements down South Polk Street so we can have a sidewalk connection from the bridge to the pines all the way to the Carolina Place intersection.

Council Member Stinson-Wesley moved to accept the ARPA plans spending as presented, with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Surplus of K-9 Ciro. Mayor Edwards felt this needed a special thank you. When a K-9 comes to the end of their life expectancy as a police dog, because it gets too rigorous, the dog is given to their handler. Lee Stanley is the dog's handler. Mayor feels that this is important that he gets a good home.

Property Revaluation Presentation from Brad Fowler, Deputy County Assessor. Mr. Fowler gave a presentation on the programs that are offered through his office. **NCGS 105-286** requires at least one assessment every 8 years. The last evaluation was in 2019. The purpose is to redistribute property tax base to have fair and equitable assessments. This is not a means to reevaluate taxes. They have completed an initial review of 89% at this time. He noted that the median sales price in the area is \$376,120. Their assessment is 99.6% of the median sales price. We're at about 96% of the market value.

Mr. Fowler discussed Neighborhood Delineation. They have a committee consisting of 9 members, appointed by the Board of County Commissioners. The members are highly qualified individuals. They conduct reviews and make recommendations to the Board. All municipalities will get a presentation. Several meetings have already been held. Pineville is the second municipality to see the presentation. Charlotte is the 3rd hottest housing market in the country.

Council Member Gladden interrupted the presentation to ask if the assessment was going to be fair? He feels that the numbers are way out of whack and not fair. It will hurt a whole lot of people who are on fixed incomes. He added that this is not a good time to do this. Mayor Edwards agreed. They were on an 8-year cycle and now they're on a 4-year cycle. We have had great growth but the price of homes has been astronomical. Mr. Fowler replied that the date was set right after the last revaluation. He added the Modria is an online tool to share information in our community and is coming back online in the Fall of 2022.

Council Member Stinson-Wesley asked if there is something from the State level, any pressure at that level, to have the assessment every 4 years. Mr. Fowler did not know. Citizens can go to meckrevalnc.gov to see the presentation but without the list of meetings. Council Member Stinson-Wesley thought that possibly every 6 years would be more fair.

There are tax exemptions and exclusions available. Applications are due between January 1st and June 1st. Mr. Fowler outlined the requirements for the elderly and also for veterans.

Fee increases under Section 72.99 for handicapped parking. Town Manager Spitzer provided background on increasing these fees. Chief Hudgins has reviewed the ticket book with Lt. Whitley and found that there were some fees that are out-of-date and wanted to make these recommendations to Council. Currently the fee is \$100. The PD is requesting the fee be increased to \$250. Council Member Gladden moved to increase the fee to \$250 with a second made by Council Member McDonough. All ayes (**Approved 4-0**)

Fee increases under Section 91.99 for noise nuisances. The first offense would increase to \$100 with subsequent violations and increases up to \$1,000. Council Member Gladden asked what time frame this will be. Chief Hudgins recommended every 5 years. Council Member Gladden moved to accept the increase with 5 years' time with a second made by Council Member Stinson-Wesley. All ayes (**Approved 4-0**)

Fee increases under section 130.03 Discharge of Weapons. The fee is being proposed from \$50 to \$100, followed by \$200 for second and subsequent offenses. Council Member McDonough moved to approve the fee increase, with the 5 years term, and a second was made by Council Member Les Gladden. All ayes (**Approved 4-0**)

NEW BUSINESS

Grant PARTF, Matt Jakubowski. Parks and Rec Director is putting in a grant for \$500,00. He is requesting approval for a matching \$500,000 to subsidize the McCullough Greenway. Matt has been working with the Planning & Zoning Director on details. The grant application is due on May 2nd. It is also part of the Master Plan. Council Member Stinson-Wesley moved to approve the PARTF grant application with a second made by Council Member Gladden. All ayes. (**Approved 4-0**)

CM at Risk Contract for Fire Department. Town Manager Spitzer is beginning the process to construct the new Fire Station downtown. He recently looked at 5 proposals for construction manager and the Fire Chief and Mr. Spitzer decided to review 2 of them. They will have the same site superintendent and the same project manager. The contract for the pre-construction work that is part of the packet is the same scope of work they performed for the Town Hall building. The cost for pre-construction work is \$98,140. Council Member Gladden moved to approve the CM at Risk Contract for the Fire Department with a second made by Council Member McDonough. All ayes. (**Approved 4-0**)

Manager's Report. Mr. Spitzer reported that the Sheltra Race will be on April 23rd. Applications will be accepted until April 22nd. The budget process is complete. It will be presented to the public at the May 10th Council Meeting. April 20th will be the Cone Mill charette where the public can come in from 2:30 to 5:00 and also 6:30 to 8:00 and select from the various designs for the Cone Mill location. Planning & Zoning Director Travis Morgan is posting the Johnston Road realignment in the newspaper this Friday. We should receive bids soon on that.

Town Manager reported that we have a Telephone Board meeting on April 28th, but he, Council Member Stinson-Wesley and the Mayor will be out of town. Are the remaining Council members ok with having the meeting? Remaining Council members are fine with having the meeting for the Telephone Board meeting.

Mayor also wanted to share with the residents that we really do a lot more than the two meetings per month. Everyone is on Boards; the Mayor does 4 boards himself. He wanted to keep them informed and how they're spending the town money. They are truly trying, every one of us, to be a true representative of Pineville. We are seeing the fruits of that by getting the new library through Mr. Spitzer's efforts. We have been more interactive with the county and State.

Council Member Gladden added that the Electricities sign-up started Monday for the conference on August 8th through 10th. Let Lisa know and she will get you signed up. It will be in Cherokee this year.

ADJOURNMENT

Motion was made by Council Member Stinson-Wesley to adjourn followed by a second made by Council Member McDonough. (**Approved 4-0**)

The meeting was adjourned at 9:00 pm.

Mayor Jack Edwards

ATTEST: _____
Lisa Snyder, Town Clerk

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

**WORK SESSION MINUTES
MONDAY, APRIL 25, 2022 AT 6:00 PM
PINEVILLE COMMUNICATIONS BLDG**

The Town Council of the Town of Pineville, NC, met in a Work Session on Monday, April 25, 2022 @ 6:00 p.m.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Les Gladden, Chris McDonough, (Amelia Stinson-Wesley via zoom call)
Town Clerk: Lisa Snyder
Planning & Zoning Director: Travis Morgan

Absent: Town Manager Ryan Spitzer

Mayor Jack Edwards called the meeting to order at 6:00 p.m. Council Member Les Gladden made a motion to open the meeting and Council Member Chris McDonough seconded the motion. There were ayes by all and the meeting opened.

MILLER FARM

Planning & Zoning Director Travis Morgan reviewed the items for discussion from the last meeting with Council. This is a conditional rezoning request for the Miller property located at 13328 Rock-Hill Pineville Road from R-44 zoning to RMX(CD) zoning for residential uses only consisting of single family and townhome development.

Development summary: Total units are down 340; 98 townhomes with 242 single-family. Mr. Morgan shared the map and outlined the streets around the area. There are several product types. It is the large tract across from McCullough. The development shown has three transportation access points: one on Nations Ford Road, and two onto Highway 51. Entry 1 is aligned with Miller Road; Entry 2 is aligned with Marfield; Entry 3 is at Nations Ford Road.

Applicant requests public hearing at the May 10th Council Meeting.

Council Member Les Gladden compared problems with McCullough and reiterated that he does not want to repeat those with this project. Water connection points were discussed to provide the best reliability, safety, and water quality to avoid water outages, as has been happening more frequently in the area.

The applicant Chris Robusto, of Dan Ryan Homes, and Katie Bradley from Timmons, discussed their plan for the water loop connection with Charlotte Water. Council Member Gladden questioned the layout and distance from the fire hydrants. Mr. Robusto replied that they are working with Charlotte Water on that development and are testing ten fire hydrants on the property and will meet Town hydrant spacing. There will be a 12" water line which will bring in a lot of

water and create a water loop to connect Nations Ford pipes to Hwy 51 and Downs Road current service, to avoid long dead-end pipes.

Discussion around development quality and standards codified into the proposed development notes must be consistent with, or exceed McCullough standards, as built. Mayor Pro Tem Ed Samaha asked what is McCullough like? Mr. Morgan replied that they have porches, porch railings, architectural styles, and various other design elements. He added that the South Carolina piece and the Nations Ford parcel are not included in the rezoning. Staff wants to hold the existing traffic analysis just as it relates to Highway 51 and to prohibit additional curb cuts onto Hwy 51 particularly. Mr. Gladden reminded new Council members that we don't have any control of the Miller property on the South Carolina side, in case anyone asks. The development being discussed is entirely in North Carolina. Mr. Robusto stated that the barns and silos are on the South Carolina side.

Mr. Morgan discussed the HOA versus maintenance on the park. The Town will maintain the parks to Town standards and will remove the notes related to, as dictated by HOA. He summarized the green areas and requested two easement access points for the rear, undeveloped, dedicated open-space area. Mr. Robusto and Ms. Bradley agreed to give the Town access easements and stated that it would be better for the Town overall.

Mayor Pro Tem Samaha asked about traffic flow. Mr. Morgan touched on the Traffic Study and described the movement and turning points, pedestrian crossings, and a traffic signal at Miller Road, and revised dual-protected lefts at the Marfield intersection as previously discussed. Initial support from NCDOT has been given, but final design, including the Marfield intersection, will need to meet final NCDOT review.

Council Member Gladden advised Mr. Robusto that we are going to hold them to their plan and that they we do not have a problem pulling county permits if they aren't doing their part and we expect them to uphold with their plan.

Mr. Gladden reviewed the elevations of some of the houses. He discussed with Mr. Busto about product widths, locations on the plan, noted no front-loaded garages, alley-loaded product, or side driveway rear garage product, and requested a rendering of what the side driveway product street view would look like. Mr. Gladden recommended seeing additional detail on some of the smaller houses to give them more character, and asked about distances between homes. Mr. Gladden asked that Mr. Robusto send the street view and 48-foot line-ups to Mr. Morgan for review.

Mr. Morgan noted the applicant request for public hearing at the next meeting and that he put a newspaper ad, just in case, to put this on the May Council Meeting calendar. The Mayor reminded Mr. Robusto that we will need their submissions at least the week before the meeting. Mr. Robusto asked when the decision could be made. Mr. Morgan explained the time-line and explained that there could be a public hearing in May, a decision could be made after the close of the public hearing, or the hearing could be continued depending on questions, feedback and details needed. Mayor Edwards reminded Mr. Robusto that all of the notes have to be resolved. Mr. Morgan shared with Jim Knowles of the Planning Board, who was in attendance, that Planning Board can attend just as the public is invited, but it would not be an official Planning Board or vote.

MASTER PLAN

Jonathan Whitehurst with Kimley Horn, and Mr. Morgan outlined the Comprehensive Plan and noted the need to get it adopted. It does not replace current zoning, subdivision ordinance, or similar. It is a visioning document and is also required by the State to be done. The plan needs to be adopted before July 1st. They reviewed what has been done up to this point. He reminded Council that it is a living document and subject to adjustments before adoption or updates in the future, as Council deems needed. Generally, the Plan is good for five to ten years, depending on growth and changing variables, such as future light rail alignments. It sets goals, identifies community desires, areas of directed growth, opportunity areas, and areas to preserve. The comprehensive plan should be used to inform zoning and rezoning decisions.

Council Member Chris McDonough asked what would happen if we didn't have a Plan. Council Member Gladden replied that if we didn't have a Plan, we couldn't apply, or would limit our ability, for grants. Mr. Whitehurst also added that if the zoning got challenged, you'd want to make sure that you knew the plan and use it to support you. It's your ability to enforce your zoning.

Council Member Gladden brought up the tearing down of houses and putting up quads or duplexes, and asked if this is this the time that we need to address to either be in favor or against it, in the Plan? It's a big push in Raleigh and all over. What would we do to preempt this? Mr. Morgan replied that we're trying to steer that development pressure to other more dense neighborhoods, or zones where it is best suited in an effort to preserve historic and older established lower density neighborhoods.

Mayor Edwards thought there was some legislation passed regarding this. Mr. Morgan did not know if it was passed yet. At least with this Plan, it is not that specific. Mayor reminded Council that we must stay in touch with our state legislature. We need to text, write, call. If we don't take an interest ourselves, it's not going to pass. The money is coming from realtors, developers and builders. They're going to get their way. Legislators do listen. Leslie Harris and Alexandria Salvador are our representatives.

Mr. Gladden discussed short-term rentals, air bnb's and the single-night parties that are held. There should be a minimum of one-night's stay and have something in place. We have to look at what we can do based on legislation that's on the books. Mr. Morgan said that there are some safeguards we have in Town Ordinances related to parking nuisance, trash, and similar items. There is no good answer specifically on that and permitted regulation we are aware of yet. It's a challenge. We have to stay informed on the legalities as they are currently being brought up in other localities and with the State.

Mr. Gladden talked about the future of the Plan and possible adjustments, and other things we will be facing. We need to even out the numbers and promote more residential. Is this the place for that?

Mr. Morgan thinks we'll see, and continue to see, redevelopment, and currently, there doesn't appear to be a shortage of residential interest and demand. The Plan does touch on this. We are in a position that we have limited land available and need to consider what type of housing Council would like to see and where. Mr. Gladden said that we're going to see someone come in that wants to tear down apartments and rebuild newer complexes. Mr. Morgan replied there is a strong likelihood of that, but those would need to come through Council, as conditional uses. Mr. Morgan noted that could be an opportunity to provide newer housing unit options the Town does not currently provide, including mixed use residential types, including units with yards, and commercial space, along with added walkability with sidewalk and other features.

Mr. Morgan discussed public engagement and takeaways including the word diagram. The bigger the word, the more it was mentioned. People mainly want restaurants, walkability and shops, over other things. There are five Gateway areas, the entryways to the Town. They demand a little bit more from the design and aesthetics. Mr. Morgan continued to review the remaining areas in the Plan.

Jonathon Whitehurst, from Kimley Horn, summarized the pros and cons of the Plan and encouraged people to explore the amenities of the Town. Jim Knowles reminded Council that handicapped accessibility should also be noted and taken into consideration as part of "walkability." Mr. Morgan concurred that this is important to note, as well.

Mr. Morgan said if there were no additional questions, the desire and next step is to vote to adopt the Plan. He received the Planning Board's recommendation to approved last week at the conclusion of the Planning Board meeting. He is hoping for adoption of the Plan at an upcoming Council Meeting. Mayor Edwards reiterated that we need to approve this in May or June. Mr. Morgan will roll out the changes on the Town website.

Mayor Pro Tem Samaha complimented Mr. Morgan and Mr. Whitehurst for their work.

A motion to close the Work Session was made by Council Member Gladden with a second made by Mayor Pro Tem Ed Samaha. (**Motion passed 4-0**)

The Work Session closed at 8:13 pm.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

The Town Council of the Town of Pineville, NC, met in a Budget Workshop on Tuesday, March 29, 2022 @ 6:00 p.m. The meeting was held at the Pineville Police Department.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro-Tem: Ed Samaha
Council Members: Amelia Stinson-Wesley, Les Gladden and Chris McDonough
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder

CALL TO ORDER.

Mayor Jack Edwards called the meeting to order at 6:00 pm. and asked for a motion to open the meeting. Mayor Pro Tem Ed Samaha moved to open the meeting, seconded by Council Member Amelia Stinson-Wesley. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

GENERAL FUND BUDGET

(Ryan Spitzer) Town Manager, Ryan Spitzer, gave a general overview of the budget, including Revenues, Expenses, Salary, Solid Waste and Sponsorships. He advised it was a Balanced Budget. Council may wish to cut or add to it after talking to the various department heads.

Mr. Spitzer continued stating that some line items were re-prioritized recently with the departments.

Council will note that they will see Capital items, Salaries, and Operating expenses. Some departments have salaries broken up in different lines. The Town's retirement match increased to 12.1%.

Mr. Spitzer added that about half of the budget is salaries. Mr. Spitzer would like to keep the 3% COLA in the budget for the first of the next fiscal year. Merit raises will follow in the Fall at an average of 2.5%.

Manager Spitzer discussed Revenue projections. Taxes increased with the additional of the Amazon warehouse in Pineville. Commercial appeals continue to drive our values down which we have no control over. Room Occupancy Tax revenue is not at the pre-pandemic level yet. He added that the 2022 Budgeted equals the estimate at this time; however, there are still four months left of the fiscal year to receive additional funds. Internet revenues should remain about the same.

The new Library will begin paying the Town after they move in to the new Town Hall at \$644,000. He is hoping for a \$60,000 grant from Home Depot, as well, for the Parks and Rec department. Storm water receipts remain the same. A new account was added to the PD to track their money. Council will see this next year. This is a restricted fund.

The Powell Bill gives us money for roads each year. Finance always budgets around \$200,000. We anticipate receiving about \$269,000 for fiscal year 2022-23. The Local Options Tax increased due to sales from Amazon. We no longer receive ABC Net Revenues due to a change in the laws.

Mr. Spitzer explained that sales tax is collected from the Towns, then sent to the State. They keep 3% off the top then send money back to Mecklenburg County for our use, based upon the population of each Town. He also noted that we will see recessions and growths a year after it happens.

Salary. An increase is shown due to employer-contribution rates for retirement and additional 5% for health insurance increase. Mr. Spitzer is wanting to add these new positions to the Town in six months: Budget/Procurement Analyst, HR Administrative Assistant and a Parks and Rec Maintenance Technician. He is also planning some reorganization by having a Planning Tech under Planning & Zoning Director Travis Morgan who would now be classified as a Business Development position. This position would begin in six months and be a two-step increase.

Chief Hudgins would like to change his Records Clerk into a Records Accreditation Clerk. This would also be a two-step increase and require her to be accredited every three years, as required.

Solid Waste. Annually, Waste Pro increases their fees by 3%, per their contract with the Town. We have to take into account new developments. Their fee is going from \$672,000 to \$692,160. Council Member Chris McDonough asked what the consensus was of how well Waste Pro is doing in Pineville.

Town Manager Spitzer commended Sissy Eaton on doing a good job with the trash and owing that part of her job. She handles all of the calls from residents and has good communication with Waste Pro. Town Clerk Snyder added that Sissy takes great pride in handling that for the Town and that she has a very good rapport with the Waste Pro employees.

Sponsorships – we have budgeted \$6,000 for James K Polk; \$10,000; \$10,000 for Pineville Neighbors Place; \$7,000 for the Chamber; \$8,000 for Downtown Merchants; \$10,000 for PCAA, and Arts and Science Council asked for \$20,000. In addition, Charlotte Soccer Academy has requested money.

Council would like to review ASC and lower their amount until they begin working in and around Pineville again. Town Manager Spitzer discussed the possibility of donating to the Charlotte Soccer Academy but noted that they have not paid taxes to the Town since 2018. Both the Mayor and Manager Spitzer have written Lacy Armstrong twice to ask how much they want but she has not replied yet.

Council Member Les Gladden shared his opinion on the various boards. He added that PCAA needs to pick up their trash after their events. This is a constant problem with them. Council Member Stinson-Wesley concurred.

Town Manager Spitzer advised Council that money given to the James K Polk is used to supplement a grant that they receive to various training events and videotaping. He further added that Council can decide who they want to donate to, and not donate to, by the end of the budget meetings next month. In addition, we can also use money for grants.

ADJOURNMENT: At 7:34 p.m. Council Member Amelia Stinson-Wesley made a motion to adjourn with a second made by Council Member Les Gladden. There were ayes by all and the meeting concluded.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

The Town Council of the Town of Pineville, NC, met in a Budget Workshop on Thursday, March 31, 2022 @ 6:00 p.m. The meeting was held at the Pineville Police Department.

ATTENDANCE

Mayor: Jack Edwards
 Mayor Pro-Tem: Ed Samaha
 Council Members: Amelia Stinson-Wesley, Les Gladden and Chris McDonough
 Town Manager: Ryan Spitzer
 Town Clerk: Lisa Snyder
 Telephone Director: Tammy Vachon
 Planning & Zoning Director: Travis Morgan
 Human Resources Director: Linda Gaddy

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:00 pm. and asked for a motion to open the meeting. Council Member Les Gladden moved to open the meeting, seconded by Mayor Pro Tem Ed Samaha. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

Telephone & Electric, Tammy Vachon Ms. Vachon gave a Power Point presentation on her department's budget, including Revenues and Expenses She shared highlights from her department and said that her goal was to drive market share. Among the highlights: Her department put in 195 new internet customers this year; gained market share; cell tower revenue increased \$34,323.16/annually; introduced "after hours" sales calls this year; they made \$9,534.00 from consignment of old equipment sales; there are new logos on the PCS vans.

Ms. Vachon discussed community engagement for her department, which included hosting a shred event at their location; distributed lunch totes to the Camp Pineville campers; gave Christmas Tree ornaments to attendees at the Christmas Tree Lighting event; her team participated in the Potato Drop with Pineville Neighbors Place and they instituted a program called ARC which gives discounted internet access to the economically-challenged.

ILEC overview. Ms. Vachon is projecting that revenue will be down \$37,000 due to the decrease in telephone lines. ILEC/CLEC transfer projections are to decrease by \$4,600.00. Annual revenue increase is expected to be about \$77,600.00 and they are trying really hard to pick up Preston Park customers. They have over 50% saturation in Chadwick Park.

She is requesting a slight increase of \$36,000.00 for FY22-23. She tried to squeeze every single line item in her budget and tries not to over-project or under-project.

ILEC expense slightly decreased by \$4,600.00. Salary accounts are increasing due to the recent salary study/COLA. Supply chain-related issues are going up because of the raw material shortages from the suppliers. She is requesting an increase in expenses for FY2223 in the amount of \$142,700.00 which includes salaries.

CLEC overview. For revenues, she is seeing a reduction in revenue by \$2,100.00. Internet revenues are increasing by \$221,800.00 in FY22. She is requesting \$1,040,450.00 for FY23.

DSL Service Expense is increasing \$104,000.00 based off of internet customers. Supply chain issues are affecting inventory expense line and we're seeing a \$20,000.00 increase. Total expenses are \$1,046,250.00 for FY23.

Ms. Vachon discussed "plant under construction." These are projects that her department plans to take on in FY22-23: Park Lake Fiber; Townhomes at 540 Main Street; 299 Lots in Preston Park; Carolina LP, Customer FTTH growth all areas, and customer growth all areas CLEC.

Capital Asset Request. They would like to get a new cargo van for the technicians at a cost of \$34,000.00.

Mayor Pro Tem Samaha asked how long it takes to get back \$675,500.00? Ms. Vachon answered that it takes about 15 years. They have Reserves for electric and for telephone. ILEC owns everything. Her goal is to always come in higher on projections. She added that in order to cut costs they could not go into other areas to provide services and that would save construction costs. Mayor Edwards advised that we are offering a service to our residents. We are a town that is willing to give them a better price and better product. We are not in it to make money.

Ms. Vachon added that we don't have rate hikes like our competitors. Council Member Gladden also added how other companies would handle service needs vs how our office handles those needs when residents need help. Ms. Vachon said that as the fund balance goes down, Council can look at going forward and making decisions about those aspects. The first year drives saturation. The following years catch up with different price packages. It is about driving the numbers out the gate.

Finally, performance measures were discussed, in addition to Ms. Vachon's Performance goals and Department goals for FY23. She said that her department collected about \$1,900.00 through debt set-off and collections.

Planning & Zoning, Travis Morgan. Mr. Morgan advised that there are no major change items in his budget. He asked if Council wants to continue the beautification project? It's a dollar-for-dollar program. Mr. Morgan showed his items for consideration, including having an Assistant Planner. He added that not filling the position in his department that was recently opened, he will absorb some duties, which will include signage, mapping, and GIS updates.

His long-range plans include re-evaluating two items: getting a new Planning vehicle. We currently have a 2013 F-150. Also replacing the Planning Plotter as the one they currently have is a 2013 Cannon. Mr. Morgan added that these items are currently fine at this time. Council Member Gladden asked if he would want to consider changing it now, when moving to the new building, since he's down a salary at this time? He could possibly trade it in for a newer model. Mr. Morgan said that a new plotter would cost about \$12,000.00.

Mr. Morgan outlined a few variable items to note. The main one is dealing with the animal control cost. The County assists us with this, but he doesn't see it going down in cost. It's also hard to track. In addition, legal costs also drive up unknown expenses.

Grants. Mr. Morgan outlined three grants in his department which include: Johnston Rd EB-5949 at \$1,175,000.00. CDBG Lancaster Sidewalk at \$336,000.00 and Park Road Sidewalk and 51 Median at \$1,000,000.00 which is a Town contribution.

Human Resources, Linda Gaddy. Ms. Gaddy advised that there is almost no change in her budget. She did a Power Point presentation and is requesting one staff person for her department, an HR assistant. She would like for them to have HR experience. Ms. Gaddy said that additional tasks in her area are not getting done and she shared her goals and objectives.

Council Member Les Gladden said that we could take money out of Contract Services now and go ahead and hire someone.

Ms. Gaddy listed her HR time allocations: 20% to recruiting/onboarding; 40% to Administration, pay rate and benefits, 12% to employee relations, 8% to safety programs, 8% to employee appreciation, 4% to answer inquiries, 2% to background checks, 1% to meetings and conferences and 5% to launching new projects.

Governing Board, Ryan Spitzer. Mr. Spitzer went over the line items for the Governing Board. He advised that he is 80% of this budget, Lisa Snyder is 50% of the budget, Sissy Eaton is 100% of their budget and Finance is 80%.

Mr. Spitzer added that there is a Contingency line under salaries in case something comes up. He is looking at increasing Technology services and contract services including the costs of cleaning the new Town Hall. The new Town Hall will require cleaning six days per week and includes cleaning the first floor restrooms at a cost of \$27,00.00. The County will share this cost by paying half of the price.

New computers are listed at \$50,000.00 but we will use ARPA funds for those.

ADJOURNMENT: At 8:33 p.m. Council Member Amelia Stinson-Wesley made a motion to adjourn with a second made by Mayor Pro Tem Ed Samaha. There were ayes by all and the meeting concluded.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk

Mayor

Jack Edwards

Mayor Pro Tem

Ed Samaha

Town Manager

Ryan Spitzer

**Town Council**

Les Gladden
 Amelia Stinson-Wesley
 Chris McDonough

Town Clerk

Lisa Snyder

The Town Council of the Town of Pineville, NC, met in a Budget Workshop on Tuesday, April 5th, 2022 @ 6:00 p.m. The meeting was held at the Pineville Police Department.

ATTENDANCE

Mayor: Jack Edwards

Council Members: Amelia Stinson-Wesley, Les Gladden and Chris McDonough

Town Manager: Ryan Spitzer

Town Clerk: Lisa Snyder

Electric Director: Don Mitchell

Parks and Rec Director: Matt Jakubowski

Police Chief: Michael Hudgins

Absent: Mayor Pro Tem: Ed Samaha

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:05 pm. and asked for a motion to open the meeting. Council Member Amelia Stinson-Wesley moved to open the meeting, seconded by Council Member Chris McDonough. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

Electric, Don Mitchell Mr. Mitchell began his presentation by introducing his replacement, David Lucore. Mr. Mitchell is retiring this year from Electricities. He began with Revenues which were at \$14,600,00.00.

State Legislature is allowing them to make investments to allow the funds to grow. Another line item, Department Supplies, is seeing an increase of \$15,000 for warehouses that store their repair equipment due to the increase in costs for materials.

Contract Services includes salaries and overhead. This area has an increase of 8% since last year which includes salary increases due to the recent salary study.

Preston Park and Carolina Logistics Park are among their projects which will create additional revenue.

He advised that they will soon be needing a small excavator and a truck as they will need to be replaced. In addition, some poles will need replaced as they are getting old and deteriorating. They will begin by replacing the oldest ones first. Remaining projects are Industrial Drive which needs to be extended to add new lines and provide service to that area. He added that they will finish Main and Polk a few years later.

Electricities is not anticipating rates going up for another two years.

Parks and Rec, Matt Jakubowski. Matt started his presentation with the Capital he is asking for. Repair of the stage railings - \$5,000; 4 fans for the medium shelter - \$8,500 and fence repair at Jack Hughes Park - \$13,000 for a total of \$26,500.

For improvements, he is requesting: \$50,000.00 for new flooring and playground equipment for the toddler playground; \$185,000 for outdoor fitness equipment for a total of \$235,000. Town Manager Ryan Spitzer added that if we don't get the grants, we may not do some of these projects.

Mr. Jakubowski said there's a 5% increase in budget line items (6200) which include the following: Travel \$3,000 to \$9,000; Office supplies \$2,500 to \$3,500; Auto supplies \$3,500 to 6,000; Uniforms \$1,000 to 1,500; and Subscriptions \$1,000 to \$1,900. Under code 6300, Travel \$2,500 to \$4,000; and Safety supplies \$1,500 to \$2,500.

Tourism (6300 line). Capital projects.: Roof and gutters \$9,000 (for the Maintenance building); HVAC installation \$18,000; Electric outlets at Belle \$4,000 = Total of \$31,000.

Improvements (6300) Park Design \$60,000 and New Netting Field for Field 2 - \$2,500 = Total of \$62,500.

Equipment (6300) Stand on blower \$14,000; Sod cutter \$6,000 and 2 Fertilizer sprayers \$2,500; Total = \$22,500.

Matt listed the events scheduled for 2022 which include the symphony will be here on June 30th to kick off the holiday weekend; Fall Fest is planned for October 14th and 15th at Jack Hughes Park. The annual Christmas Tree lighting is scheduled for December 3rd. Matt listed his department's goals which include: Continue to grow P & R youth soccer/basketball and adult athletics, Partner with Pineville Elementary for after school programs and gym space; Increase adaptive and Special Olympic programming, Continue to follow Master Plan recommendations, Pursue potential grant opportunities, to name a few.

Matt updated Council on the Fall Fest plans for this year. The event is moving to Jack Hughes Park. All of the rides will be on the parking lot so they will be on a flat surface. Vendors will wrap around the park. Kids Zone will be in one area. Bands will be in the field and are booked already. Vendors will have to provide their own power. They will also be able to stay extended hours and can be set up under the lights. Council concurred that this is a good idea and it is good to spread things out.

Council member Amelia Stinson-Wesley suggested that we have talks with the new Library to see if they would like to have extended hours during this time-frame, or not.

Matt discussed the programs that he offers. He wants there to be more, including events for the older kids. He shared an outline with Council and Town Manager Spitzer, which contained possible times and practices for Pineville teams. The teams would compete with Hope Ministries, but he feels there is room for both. Town Manager Spitzer recommended Tuesday and Thursday nights for the Pineville teams. Matt added that the rates might be slightly higher due to having to pay referees.

Council member Stinson-Wesley asked if Matt is looking at running other sports? He replied that he would like to add adult softball. He would also like to have a nature trail run around Jack Hughes Park. Currently, there is about 4 feet in width to set up a trail.

Police, Chief Michael Hudgins. Chief Hudgins presented his Department Goals to Council via power point. Town Manager Spitzer reminded Council that there is a new line item, created for tracking and auditing purposes. Chief Hudgins reviewed last year's goals, including that all officers must participate in a community function as part of their evaluation. Reducing violent crime by 5% and property crime by 10% is a continual goal.

FY23 Department Goals. Chief Hudgins would like to create a Citizen's Advisory Board, a Citizen-engaged strategic Management Plan, reduce crime by 7%, establish a Policy Accreditation position with current staffing, create a Domestic Violence Misdemeanor Detective position in CID with current staffing and add a staffing workload study. A note to Council that the Chief received an anonymous suggestion, placed in his suggestion box, to start the Domestic Violence Misdemeanor Detective position.

Salaries. Chief Hudgins would like to reclassify the Police Records Clerk position from Grade 15 to a new classification of Law Enforcement Records and Accreditation Manager at a Grade 17. Cost = \$4,800. Chief Hudgins outlined his justification for this added/new position. He also explained Lexipol and what it does for his department.

Maintenance and repairs. He would like to get their entrance ADA compliant. The cost would be \$11,000, as per a quote from Public Works. However, the work would not be done by the Public Works department; another company would have to do the work to make it ADA compliant.

Contract services/additional expenditures. Chief Hudgins listed the expenditures he is requesting:

Six Flock cameras (license plate readers)	\$ 15,000
New cleaning services "increase"	6,528
Program license for new crime analyst	1,800
CAD computer yearly license	1,250
Two licenses for property & evidence tracking system	8,600
RMS service contract	1,250
License for covert vehicle tracker	600
Renewed Axon body camera/taser contract	25,293
Clearview AI yearly license fee	4,000
ACE watchdog mobile app yearly license	336
Total	\$ 64,657

Chief Hudgins added that he will continue to use body cameras until they die. He feels that they need to have body cameras these days. Additionally, the PD has partnerships with Matthews, Rock Hill and others where they can "swap" services with them. This is a plus for everyone. Chief Hudgins said that his department will use asset forfeiture to pay for these items.

Department supplies.

Pepper ball guns, ammo and accessories	\$ 3,300
Force on Force training equipment	6,146
Purchase munitions for Civil Unrest/SWAT	3,759
Ammo	14,000
33 new pistols with red dot sights	33,000
Traffic reconstruction equipment	2,500

Travel costs.

First aid recertification	\$ 1,200
Advanced SWAT training	4,200

Maintenance/Repairs.

Update/replace worn gym equipment	\$ 12,043
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Community Watch/Crime Prevention. Costs associated with new programs, citizens police academy, and Chief's Citizen Advisory Board = \$6,000.

Council Member Stinson-Wesley asked the Chief if there's a time-frame that he has to use the asset forfeiture money? Chief replied it is two years.

The total estimated costs for Special Operations = \$279,103. He is requesting \$300,000 in asset forfeiture funds be appropriated in FY23.

Chief listed the items requested for technology supplies, uniforms, contract services and dues and subscriptions, including \$26,000 for drones, \$5,000 to replace AV equipment in the PD conference room, \$16,000 for CAD licenses, \$9,773 for 1/3 of the officers' Class A uniforms, \$10,000 for NCACP work study and \$41,072 for Lexipol.

Council agreed that replacing ALL of the officer's Class A uniforms is acceptable if the money is there and has to be spent. All Council members present concurred.

The total estimated costs will be about \$320,000 with getting all the officers the Class A uniforms.

Town Manager Spitzer discussed the ETJ briefly. We are requesting \$809,000 up front. We will discuss further at the next Council Meeting.

ADJOURNMENT: At 8:17 p.m. Council Member Amelia Stinson-Wesley made a motion to adjourn with a second made by Council Member Chris McDonough. There were ayes by all and the meeting concluded.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk

Mayor
Jack Edwards

Mayor Pro Tem
Ed Samaha

Town Manager
Ryan Spitzer



Town Council
Les Gladden
Amelia Stinson-Wesley
Chris McDonough

Town Clerk
Lisa Snyder

The Town Council of the Town of Pineville, NC, met in a Budget Workshop on Thursday, April 7th, 2022 @ 6:00 p.m. The meeting was held at the Pineville Police Department.

ATTENDANCE

Mayor: Jack Edwards
Mayor Pro Tem: Ed Samaha
Council Members: Amelia Stinson-Wesley, Les Gladden and Chris McDonough
Town Manager: Ryan Spitzer
Town Clerk: Lisa Snyder
Public Works Director: Chip Hill
Fire Chief: Michael Gerin

CALL TO ORDER

Mayor Jack Edwards called the meeting to order at 6:00 pm. and asked for a motion to open the meeting. Council Member Les Gladden moved to open the meeting, seconded by Council Member Chris McDonough. There were ayes by all and the meeting was opened.

DISCUSSION ITEMS:

Public Works, Chip Hill. Mr. Hill began with Capital. Sidewalk completion by the end of July = \$200,000, Generator for Public Works building = \$32,950, Contex Container (used) = \$6,200. The container will be set up behind the building adjacent to the RR tracks. He added that the cost of cones is \$25 each. Total Capital = \$239,150.

Flail mower (it is 10 to 12 years old and at the end of its life) - \$12,149; Stand-on blower - \$12,500; leaf vacuum with truck cover - \$9,000. Total = \$33,649.

Powell Bill Capital Expenses. Per 2019 streets = \$400,000. Mr. Hill doesn't want to pave until the construction is complete. In addition, 10 Recycle cans in front of the PD are needed = \$31,000, Sidewalk Design for Zone 1 = \$47,000, Sidewalk Trip Hazard Removal = \$13,000. Total = \$491,000.

Council Member Amelia Stinson-Wesley asked how long it will take to do the work needed. Mr. Hill replied 3 days.

Storm Water Capital Expenses. Lowery Street right turn lane - \$600,000. Mr. Hill noted that they haven't received a quote yet; however, this is just an engineer's estimate. Concrete floor for Public Works building #2 = \$25,000. Total = \$625,000.

Total Public Works Capital Expenditures for FY22-23 = \$1,388,799.

Storm Water Truck - \$140,000. Currently, the model they have is a 1985 they got from the Telephone Company and it has served its purpose. Town Manager Spitzer added that the money is coming from the General Restricted Fund.

Lynnwood/Lakeview project was not listed as he recently got a set of exhibits and drawings and those will go out next week. There are 8 residents who still have not signed. They are not losing anything. It's just adding a storm drain.

Mr. Hill received a quote for the Cone and Dover realignment for \$1.1 million dollars. He added a 50' right-of-way to it so there will not be any problems later.

Operating Expenses increase. Mr. Hill is requesting \$1,000 more for ink and paper; \$3,611 for technology equipment = \$17,326; \$1,700 for contract services for mowing contracts = \$72,126. Insurance and bonds actually decreased and he is requesting \$13,500. He noted that the trash contract increased about \$20,000.

An additional note that he is waiting on surveys for Lowery Street. Mayor Pro Tem Samaha asked Chip if he has received good feedback from See, Click, Fix and is it useful? Chip replied yes.

Fire Department, Chief Gerin. Salaries and operating costs. Chief Gerin feels that he needs to up the hourly rate for his part-time people. No pay increases have been made since 2018. He feels that it is time for his people to get a raise. Total cost = \$49,000. He did not include a raise for himself. They do a lot for his department and it would be very well deserved. There is justification for the steps. Council Member Gladden asked if this includes pay for volunteers and Chief Gerin replied yes.

Chief Gerin noted that travel and training remained the same. He also wanted to remind Council that the Sheltra Run is scheduled for April 23rd and that Council Member Amelia Stinson-Wesley will be offering a blessing.

Chief Gerin discussed turn-out gear and that it is only good for about 10 years. This includes coat and pants. Through attrition, he has started buying sets at a time; when someone leaves, they leave their gear.

Capital Outlay. Last year he requested \$100,000 and received \$60,000. He has used the \$60,000 this year and is now requesting \$40,000. He noted that April 21st it will be open to buy the Chevy Silverado; however, they may not need this.

Town Manager Spitzer shared that they went over the bids for the new Fire Department and they selected 2 out of 6 architects to interview. It could be July before the work begins. Chief Gerin added that it would be 2 years before we see the new fire truck. Chief Gerin summarized that he is only asking for \$40,000 for the increase in salaries.

Town Manager Spitzer estimates that we will see \$54,000 surplus. We removed some of the capital projects so that we could approve the COLA this year. He shared that the new library will pay 50% of everything, except for the fountain. They will pay 100% of their own expenses for their 1,800 square feet.

ARPA Funds were reviewed. We will have \$2.8 million in funds and at this time, we should have \$436,840 leftover, which could be used toward the Cone Avenue and/or Pineville Forest Fiber project. Town Manager Spitzer advised Council that they need to pick a category where they would like to spend the money. Projects need to be completed by 2026. Council Member Gladden asked about using money for the Cone Mill monument and possibly to secure some land. Mayor Pro Tem Samaha asked how many people live in Pineville Forest that would purchase the fiber? Town Manager Spitzer replied that if they're homeowners, he estimated about 50 to 60%. If they are renters, it is hard to determine as most renters may not know about our Pineville Communications internet.

Sponsorships. We have \$46,000 under scholarships. Council Member Stinson-Wesley suggested giving each category the same amount each, with the exception of Charlotte Soccer Academy. Council Member Gladden did not

want to go with Downtown Merchants or the Chamber. Mayor Pro Tem suggested that they give to the groups listed and the amounts listed. Council Gladden further added that Pineville Neighbors Place does a lot for the Pineville community and keeps Council apprised of what she is doing with the money. She justifies how the money is spent and she helps residents with their utility bills. She pays the bills directly to the company rather than giving the money to the resident. Council Member Stinson-Wesley would like Arts & Science to do more for the Town of Pineville and possibly see if our Parks and Rec Director can get them to do more with us.

Capital Projects, Ryan Spitzer. The Mayor would like to see the \$275,000 spent elsewhere where we could see a better return and to wait 2 or 3 years on that. Mayor asked about the generator and why it's needed at this time. Town Manager Spitzer replied that it is essential and they would need in the event of an ice storm. Mayor said that he has no problem with purchasing it. Council Member Gladden added that they need a decent place to stay, with heat, if they happen to need to stay there overnight. Town Manager Spitzer advised that the Belle should have a generator first since they're a Red Cross location. ARPA funds can be used for a generator. He also discussed reserves and where the Town is at currently. Council Member Gladden mentioned that revenues will continue to increase when the new developments are complete.

There will be no budget meeting on April 21st.

ADJOURNMENT: At 7:53 pm. Council Member Amelia Stinson-Wesley made a motion to adjourn with a second made by Mayor Pro Tem Ed Samaha. There were ayes by all and the meeting concluded.

Jack Edwards, Mayor

ATTEST:

Lisa Snyder, Town Clerk



ENVISION MY RIDE

BUS PRIORITY STUDY



TOWN OF PINEVILLE RECOMMENDATIONS

Envision My Ride Overview

■ Improving time

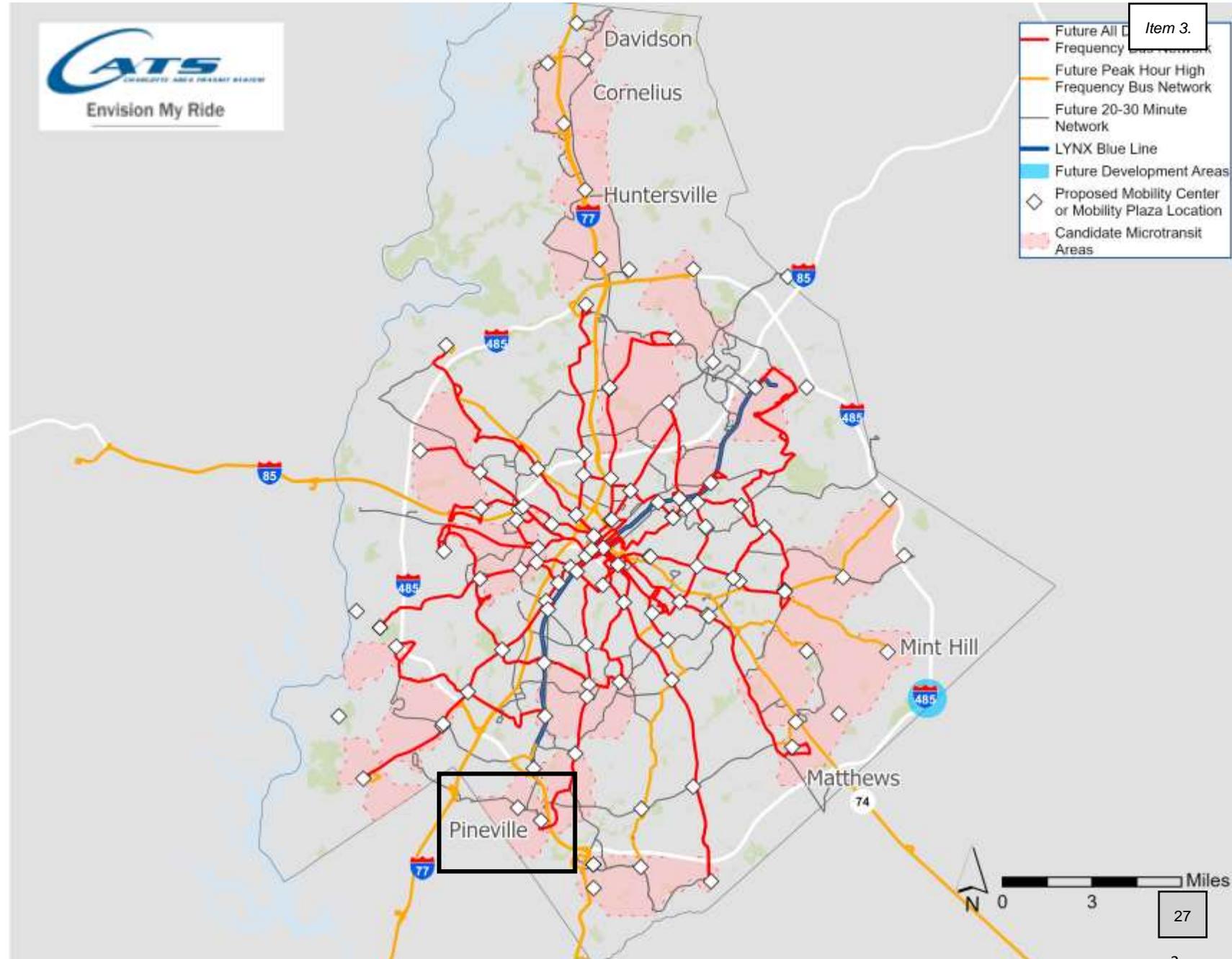
- More frequent service
- Consistent schedules
- Priority bus treatments

■ Enhancing experience

- Bus stop and amenity improvements
- Mobility hubs

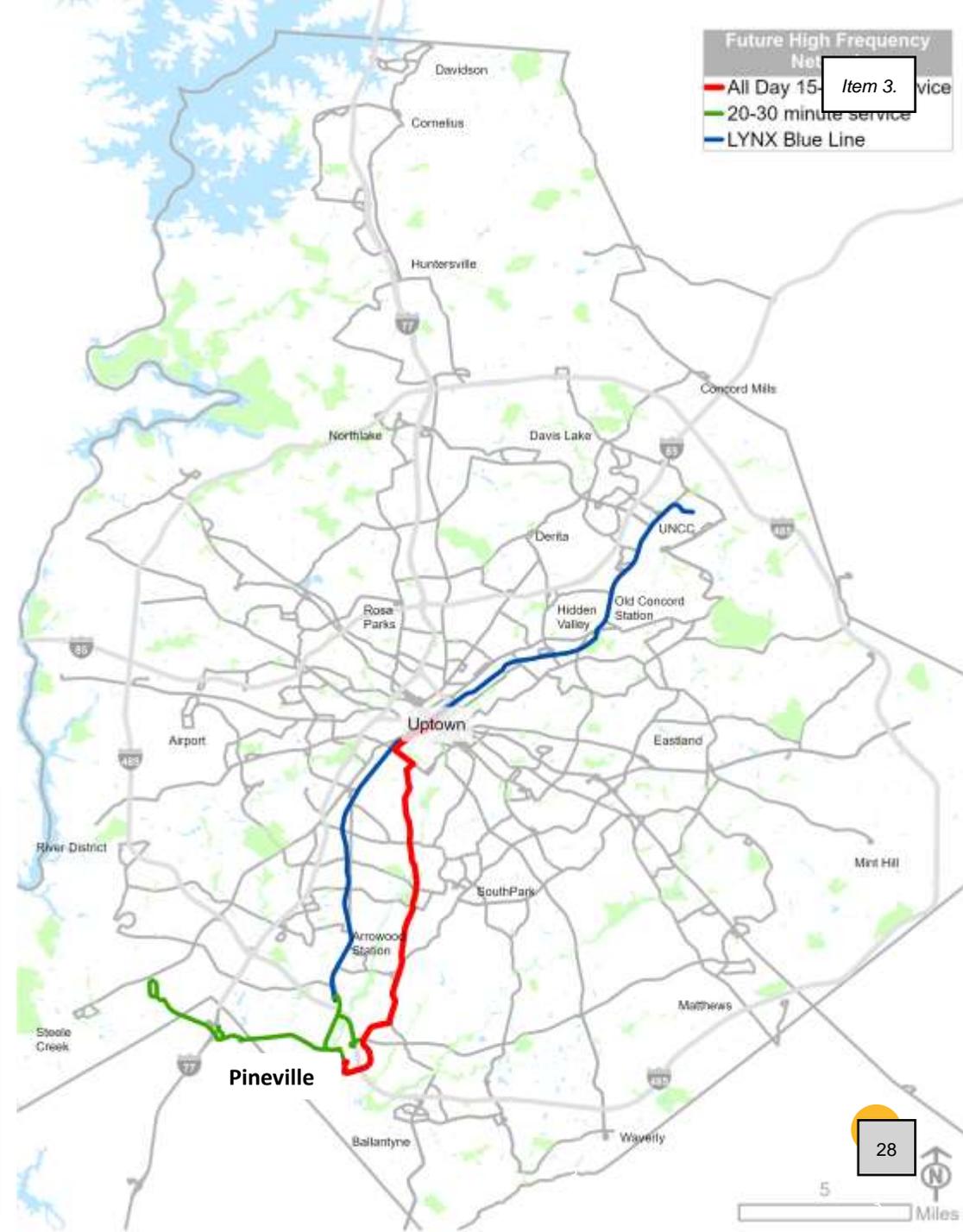
■ Increasing access

- New crosstown connections
- First / last mile & On-demand solutions



Frequency Improvements

- Enhanced bus frequency
 - **15-minute** or better service
 - Route 19: Park Rd
 - LYNX Blue Line
 - **30-minute** or better service on the following routes:
 - Route 42: Carowinds (new all-day service)
 - Route 51: Pineville-Matthews Rd
 - Route 58: Pineville



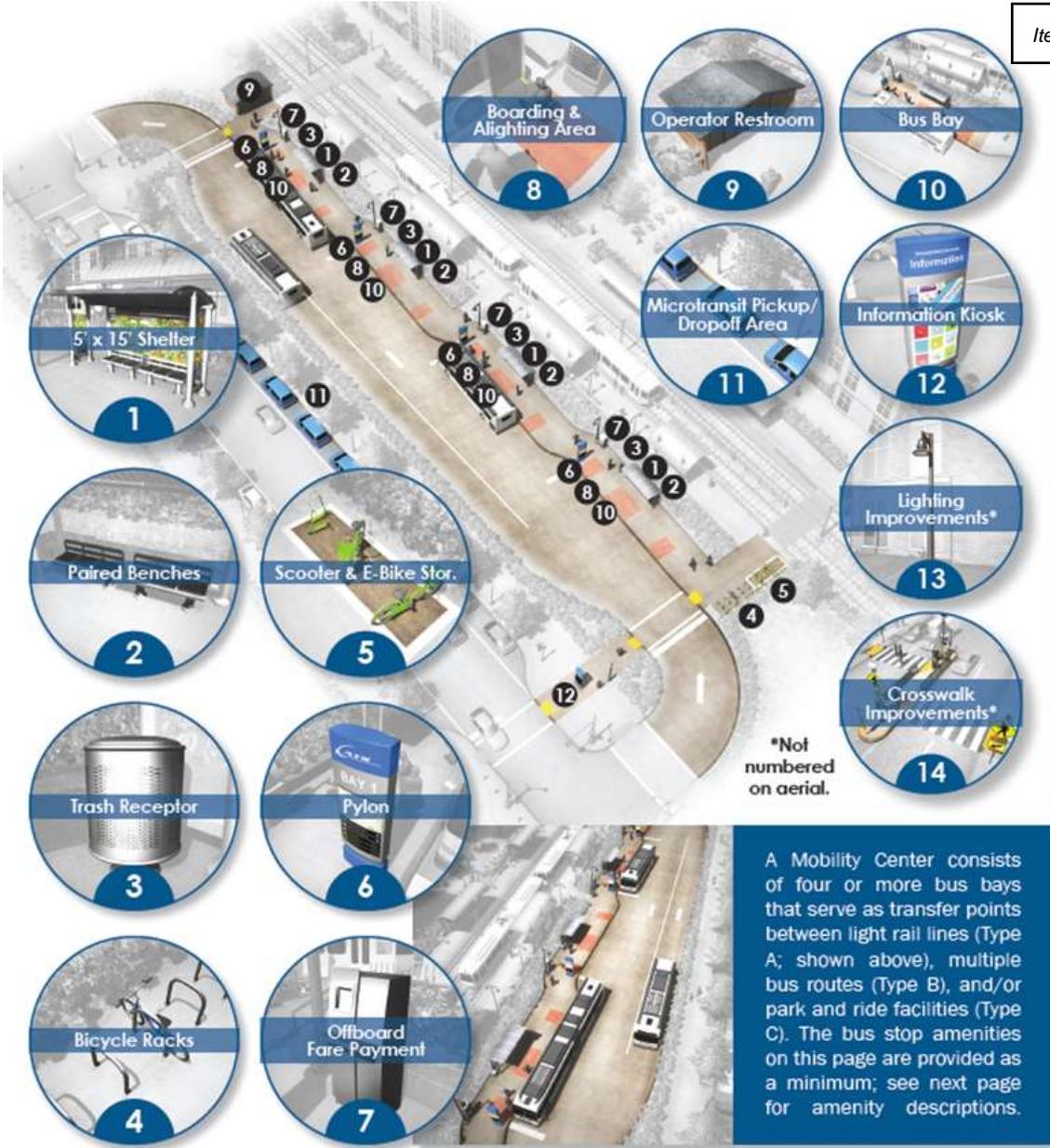
BUS STOP IMPROVEMENTS

• Standard Bus Stop Improvements:

- Upgraded designs to improve accessibility
- Enhanced amenities

• Mobility Hubs:

- Designed to connect users to transit and other forms of mobility (i.e. bike, microtransit, rideshare)
- Includes new hubs at Carolina Place Mall and in Downtown Pineville



A Mobility Center consists of four or more bus bays that serve as transfer points between light rail lines (Type A; shown above), multiple bus routes (Type B), and/or park and ride facilities (Type C). The bus stop amenities on this page are provided as a minimum; see next page for amenity descriptions.

Proposed Amenities by Stop Type

Item 3.

Stop Amenity	Mobility Hubs					
	Standard Stop			Enhanced Stop	Mobility Plaza	Mobility Center
	Type A	Type B	Type C	(Level 1)	(Level 2)	(Level 3)
5'x10' or 5'x15' Shelter			●	●	●	●
Freestanding Bench		●	●	●	●	●
Simme seats		●	●			
Trash Receptor	●	●	●	●	●	●
Bicycle Rack			●	●	●	●
Scooter & E-Bike Storage					●	●
Bus Stop Marker: Signpost with Sign	●	●	●			
Bus Stop Marker: Pylon				●	●	●
Sidewalk Wayfinding				●	●	
Boarding & Alighting Area	●	●	●	●	●	●
Crosswalk Improvements			●	●	●	● ¹
Operator Restroom						●
Bus & Sidewalk Bulb				●	●	
Bus Bay						●
Offboard Fare Payment						●
Public Wifi ²				●	●	●

● Recommended Amenity



NEW AMENITY ROLLOUT STRATEGY

- New “scoring” approach to determine amenity type for each bus stop
- Higher score reflects need for additional improvements and amenities
- Scoring used to identify set of near-term bus stop improvements

Evaluation Category	Evaluation Criteria	Score Unit
Ridership	Boardings	1 per Boarding
	On Bus Priority Corridor	Yes/No
Wait Time	Transfers	Yes/No
	Wait Time (Not on BPC)	Yes/No
Rider Profile	Equity Populations	Greater than 50%
	Reliant Populations	Greater than Average
Activity Generator	Human Service Facility	Yes/No
	Activity Destinations	Yes/No
	Major Employer	Yes/No
	Operator Relief	Yes/No

Microtransit Zones

- On-demand type of transit service:
 - Provides important first / last mile connections
 - Acts as a feeder service to connect riders to frequent transit routes
 - Operates within a designated zone or boundary
 - Uses smaller transit vehicles

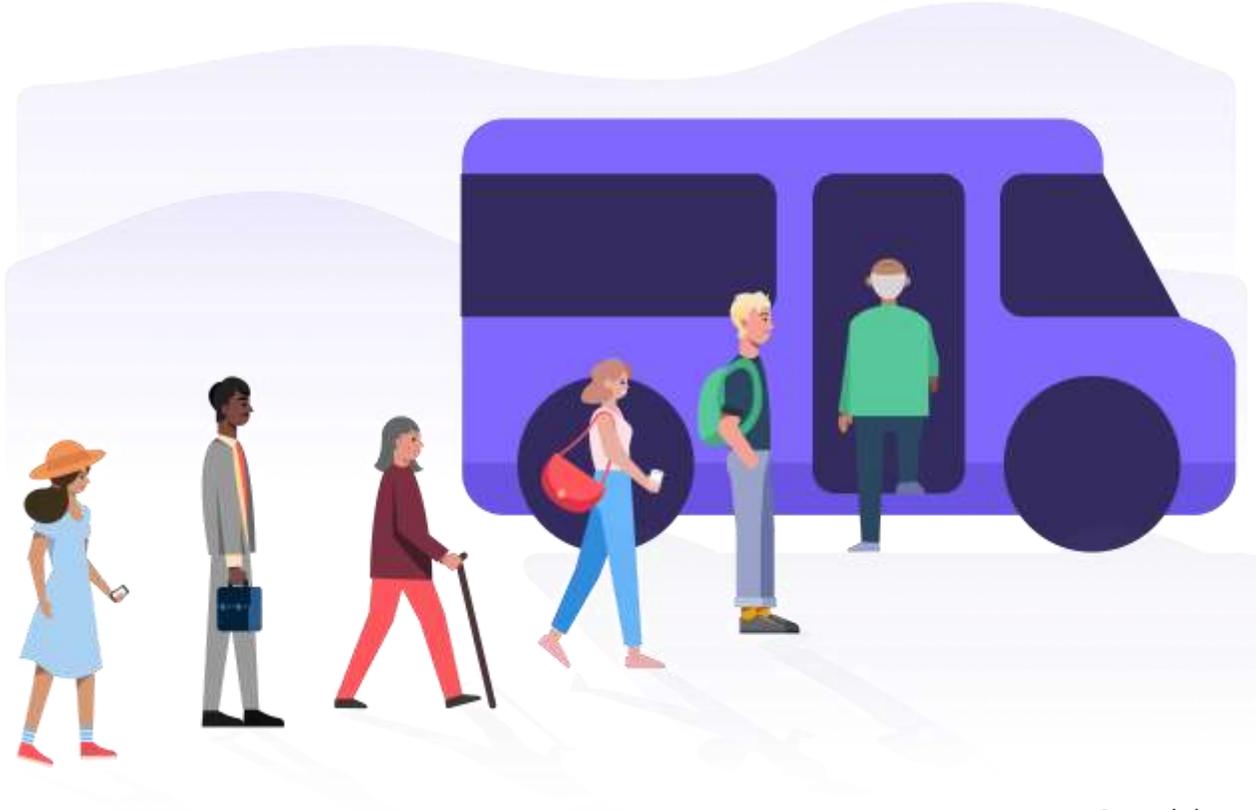


Image source: Sparelabs.com

MICROTRANSIT USE CASES

New Service / Neighborhood Circulation

- Service would act more as a neighborhood circulator providing curb to curb access to neighborhood attractions.
- New service could act as extended hours for existing transit routes.



First / Last Mile Connections

- Provides connections to higher frequency transit or planned transit facilities.
- Could supplement existing fixed routes that feed into the high frequency transit network.



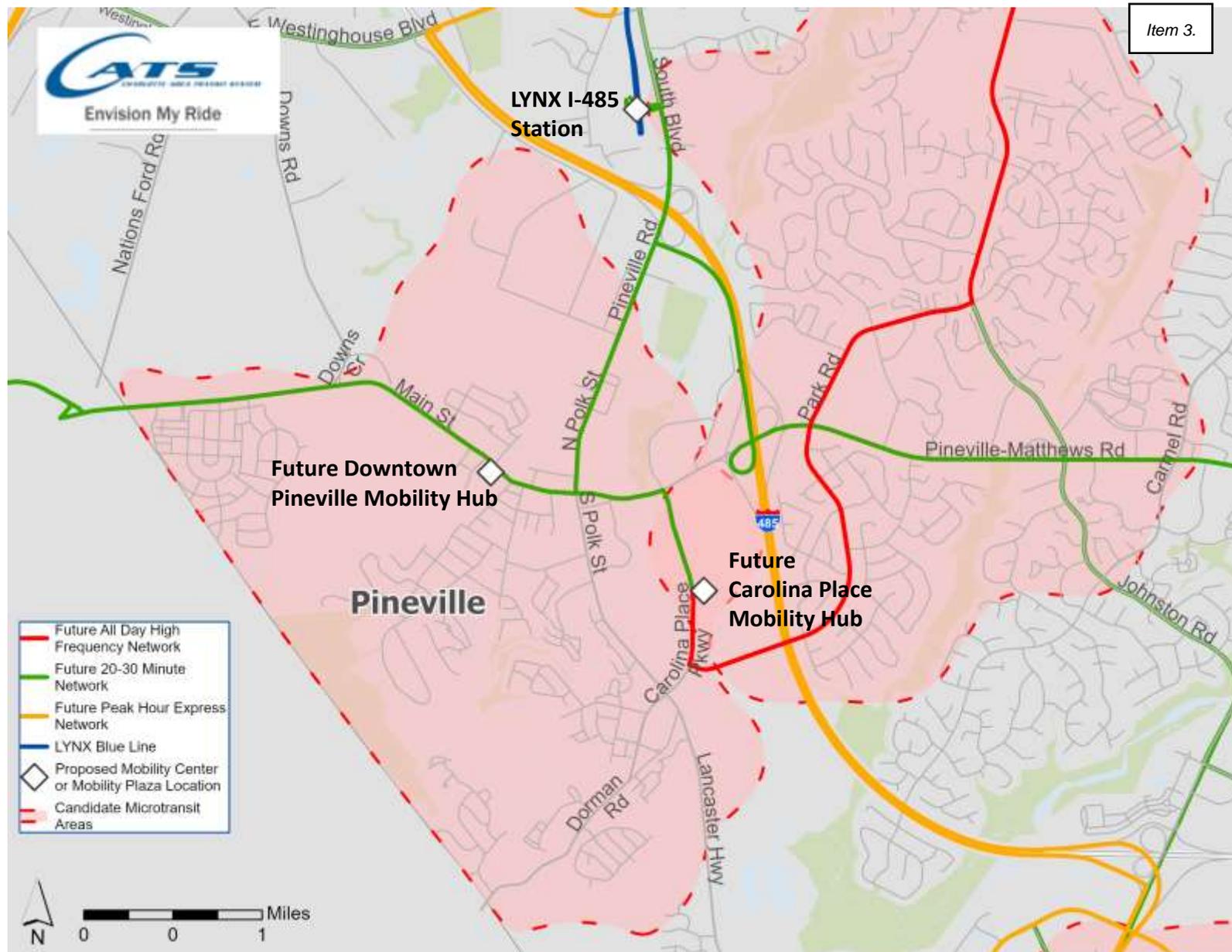
Fixed-Route Replacement Service

- Replaces or supplements existing fixed-route or deviated fixed-route service, with an equal or higher level of service.



Recommended Microtransit Zones

- Candidate Zones feed into future Mobility Hubs and connect to frequent transit routes
- Future study to develop operational strategy
- Will coordinate with future Pineville development plans



Next Steps

Envision My Ride

- Plan adoption in May 2022
 - Includes frequency and network recommendations, microtransit zones, and the bus stop improvement plan
- Develop microtransit operational strategy
- Develop implementation strategy



New Finance Director

WHEREAS, Christopher Tucker was hired April 12, 2022 as the new Finance Director, **and**;

WHEREAS, NCGS §159-24 states that each local government and public authority shall, at all times, have a finance officer appointed by the local government, public authority, or designated official to hold office at the pleasure of the appointing board or official. The finance officer may be entitled "accountant," "treasurer," "finance director," "finance officer," or any other reasonably descriptive title. The duties of the finance officer may be imposed on the budget officer or any other officer or employee on whom the duties of budget officer may be imposed. (1971, c. 780, s. 1; 1973, c. 474, s. 17; 2019-19, s. 6.1. **and**;

THEREFORE, Christopher Tucker is hereby appointed as the Town of Pineville Finance Director with full power and authority to act on behalf of the Town of Pineville in accordance with applicable law.

Adopted this ____ day of May, 2022 by Town Council with a _____ vote.

ATTEST:

Jack Edwards, Mayor

Lisa Snyder, Town Clerk



RESOLUTION NO. 2022-5

**RESOLUTION OF THE TOWN OF PINEVILLE, NORTH
CAROLINA DECLARING SURPLUS ITEMS FOR SALE VIA
ELECTRONIC AUCTION AND/OR DISPOSAL VIA
DONATION OR RECYCLE**

WHEREAS, G.S 160A-265 authorizes the Town Council to dispose of surplus property and G.S.160A-270 (c) authorizes the sale of surplus property by means of electronic auction; and

WHEREAS, the Town Manager, along with Department Heads, have declared surplus and unusable personal property as listed in “Exhibit A”;

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Town Council hereby authorize the Town Manager to dispose of some of the listed items by utilizing the on-line internet auction services of Public Surplus and/or Gov Deals and the Town Clerk to dispose of other surplus items via donation or recycling of such items. The Town Manager and Town Clerk shall have the right to add or delete from the properties listed and any items not sold may be disposed of by any others means available, including sale at public auction, donation to non-profit organization, or destruction, whichever is deemed to be in the best interest of the Town.

Adopted this _____ day of May, 2022.

ATTEST:

SEAL:

Jack Edwards, Mayor

Lisa Snyder, Town Clerk

EXHIBIT "A"

Surplus Property for Auction, Donation, Recycling, Destruction, Sale

Surplus Items

Dept.	Item/Desc/VIN#	Misc.	How Disposed	Eff. Date
PD	n/a	Vault for Tahoe K-9 Unit	Online Auction	5/10/22
PD	n/a	Standard Tool Box for Pickup Truck	Online Auction	5/10/22
PD	n/a	2 nd row of seats for 2021 Ford Explorer	Online Auction	5/10/22
PD	n/a	(2) Remington 700 .308 Rifles	Online Auction	5/10/22

Pineville Police Department



Memo

To: Lt. T. Whitley

From: Sgt. D. Ingram

Date: 5/4/22

Subject: Sale of Remington 700 rifles

The department currently has two (2) Remington 700 .308 rifles that were formally used by SRT snipers. With the replacement of these rifles by newer models, it is desired to sell these to a local firearms dealer.

These rifles have been in usage for 20+ years and have seen considerable usage. As such the wholesale market price we have been offered is \$350/per gun, total of \$700. Craigs in Concord made the initial price offer but Carolina Sporting Arms, which is closer, has agreed to the same price. It is further requested we accept that price in the form of a store credit for future purchase as may be needed.

If the town agrees to this I will handle the transaction and provide documentation once complete.

Memorandum



To: Mayor and Town Council
From: Lisa Snyder
Date: 5/3/2022
Re: Consent Agenda Item: Proclamations for National Police Week and Public Works Week

Each year at this time, we like to recognize certain employees for the work that they do including law enforcement and public works.

NATIONAL POLICE WEEK

Attached is a proclamation designating the week of May 11 – 17, 2022 as National Police Week and May 15th as Peace Officers' Day. As you know, the Pineville Police Department plays a vital role in protecting the rights and freedom of its citizens. The men and women of our police force work around the clock to protect the community against violence and crime to ensure the safety of its residents.

Additionally, May 15th is Peace Officers' Day honoring those law enforcement officers who have lost their lives or have become disabled in the line of duty. It is important that citizens understand the sacrifices that are made and the hazards that are faced each and every day by these courageous men and women that protect our communities.

PUBLIC WORKS WEEK

This year, the week of May 15 – 21, 2022 has been designated as National Public Works Week and this year's theme is, "Ready and Resilient." When you sit down and think about it, just about everything does start with Public Works: infrastructure, mobility, a healthy community – all brought about by the efforts of Public Works employees. The bottom line is that a citizen's quality of life starts with Public Works.

Each day these folks work hard to ensure that the town runs smoothly and looks good. They assist whenever and wherever needed; whether it's helping with trash pickup and debris removal or aiding with water and sewer issues. They keep the roads, sidewalks and public areas neat and well-maintained making Pineville a comfortable, healthy and safe place in which to live.

Action Requested: Council approve the proclamations recognizing National Police Week and Public Works Week.



**A PROCLAMATION BY THE MAYOR
OF PINEVILLE, N.C. DECLARING THE WEEK
OF MAY 11th – 17th, 2022 AS NATIONAL POLICE WEEK
AND MAY 15TH AS PEACE OFFICER’S DAY**

WHEREAS, The Congress and President of the United States have designated the week of May 11th – 17th, 2022 as National Police week and May 15th as Peace Officers’ Memorial Day; and

WHEREAS, the members of the law enforcement agency of the Town of Pineville play an essential role in safeguarding the rights and freedoms of its citizens; and

WHEREAS, it is important that citizens know and understand the duties, responsibilities, hazards and sacrifices that the members of our law enforcement agency make each day to protect us against violence and disorder, deception and oppression; and

WHEREAS, the men and women of the Pineville Police Department unwaveringly provide a vital public service; and

NOW, THEREFORE, I, JACK EDWARDS, MAYOR OF THE TOWN OF PINEVILLE, NC call upon its citizens and upon all civic and educational organizations to observe the week of May 11th–17th, 2022 as National Police Week by honoring those loyal and devoted law enforcement officers, past and present, who are dedicated to preserving the rights and security of all.

WE FURTHER CALL UPON the citizens of Pineville to observe May 15th as Peace Officers’ Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty and let us recognize and pay respect to the survivors of our fallen heroes.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the **GREAT SEAL OF PINEVILLE** to be affixed this ____ day of May in the year of our Lord two thousand and twenty-two.

Mayor Jack Edwards



**TOWN OF PINEVILLE
PROCLAMATION
DECLARING MAY 15 - 21, 2022
NATIONAL PUBLIC WORKS WEEK IN PINEVILLE N.C.**

WHEREAS, the Town of Pineville wishes to recognize its Public Works Department for the work that they do in keeping the town running smoothly and looking good; and

WHEREAS, the public works services provided in our community are an integral part of keeping the community a healthy, safe, and comfortable place in which to live; and

WHEREAS, our employees are dedicated to serving the neighborhoods of Pineville by assisting in waste collection, keeping our water and sewer systems flowing and maintaining streets, sidewalks, and public areas; and

WHEREAS, our public works program is a community asset that contributes to the quality of life and well-being of our citizens; and

WHEREAS, the support and understanding of informed citizens is a vital part of efficient operations by dedicated and skilled public works officials in their planning, design, and construction efforts;

I, MAYOR JACK EDWARDS, THEREFORE, DO NOW HEREBY PROCLAIM May 15 - 21, 2022 as “National Public Works Week” in an effort to acquaint citizens with the issues involved in providing services to residents and recognizing the contributions which public works employees make every day to provide a better quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the **GREAT SEAL OF PINEVILLE** to be affixed on this 10th day of May in the year of our Lord two thousand and twenty-two.

Mayor Jack Edwards

Workshop Meeting

Pineville PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 4/25/2022

Re: **Miller Farm Conditional Rezoning Plan** (*Workshop Informational Item*)

CURRENT UPDATES:

Plan notes have been updated to reflect previous discussion. Dedicated town park space HOA notes have been removed. Final product design to meet staff approval noted see RZ-101 1E note. Note added about two access points to rear dedicated park space see note RZ-101 7D. Water loop notes added/clarified see RZ-101 Utility Notes. Streetlight notes have also been clarified as well as mail facilities not located on collector road designations.

PRIOR UPDATES:

Current rezoning and subdivision proposal has been updated to address previous comments. Total units are now 340 units (down from up to 343 prior) with 242 of those single family 71% and 98 townhomes (29%). Other select updates include:

- 1) Stoplight now shown on Miller rd. Right most west bound of Hwy 51 ends and is used as right-hand deceleration lane into development. NCDOT has thus far approved as road tapers to one lane into SC and NCDOT will look at as part of future development area in the future. Pedestrian crosswalks have been added.
- 2) Lot sized revised to provide more single-family lots. This has updated the plan with interior lots all being alley served.
- 3) Open space has been clarified and updated. Additional useable park open space has been provided as well as Town public open space in accordance with Park Board and PARC plan recommendations. See plan.

BACKGROUND:

Proposal is a site-specific conditional rezoning request. Interest has been in developing the Miller Farm property beginning with the first presentation to council on 6.24.2019. Prior staff discussions have been about consistency with adopted plans and with adjacent and comparable McCullough property to the South. An initial meeting with the McCullough neighborhood was held in May 3rd of 2021. Feedback included keeping the stability and property values of McCullough by way of consistency in development type including percentage of townhomes similar as built in McCullough. The proposed property to be rezoned is recognized as the largest remaining undeveloped property and an important gateway into the Town.

PROPOSAL:

Applicant (Fielding Homes LLC/Dan Ryan builders) seeks your consideration and approval for the conditional rezoning of parcel #20504114 located at 13328 Rock Hill-Pineville Rd to allow for 340 housing units consisting of 242 single family units and 98 townhomes. The proposed rezoning is from existing single-family residential district (R-44) one acre lot size to residential mixed-use with a site-specific conditional zoning plan (RMX-CD)

lot sizes as shown. The development is shown with three transportation access points: one onto Nations Ford Road and two onto Highway 51. Entry 2 is aligned with Marfield. Entry 1 is aligned with Miller Rd. Entry 3 is Nations Ford.

(See following development summary)

DEVELOPMENT SUMMARY:

Location: 13328 Rock Hill – Pineville Road (Hwy 51)
Zoning: **Existing:** R-44
Proposed: RMX (CD)
Parcel Size: 135.55± acres (with 22.09± acres retaining existing zoning R-44)
Parcel Size to be Rezoned: 116.46± acres
Town Open Space dedicated 11.65+/-

TOTAL UNITS: 340 (not to exceed)

2.99 units per acre
71% single family
29% townhome

LOT SIZE (MINIMUM):

Townhome lots: Two-Story units Lot size 20’x100’ (2,000sqft) and 32’x100’ (3,200sqft)
Single Family lots: Lot sizes 41’x120’ (4,920sqft) and 48’x120’ (5,760sqft)

PARKING:

TOTAL DEVELOPMENT REQUIRED = 803 parking spaces
TOTAL DEVELOPMENT PROVIDED = 1789 parking spaces

Townhomes Summary:

Parking Required: **319** spaces (3.25 spaces per unit) * (98 units) = 319 spaces
Parking Provided: **424** spaces (4.33 spaces per unit)
(Street parking of 94 spaces)

Single Family Summary:

Parking Required: **484** spaces (2 spaces per unit) * (242 units) = 484 spaces
Parking Provided: **1365** spaces (5.64 spaces per unit)
4 spaces per single family unit = 968spaces
(Street parking of 354 spaces)
Amenity Parking Lot: **43 spaces**

STAFF COMMENT:

The requested conditional rezoning from R-44 to RMX(CD) is for the highlighted area only. The area immediately adjacent to the State Line and area NorthWest along Nations ford are not part of the rezoning and remain R-44. Staff recommends again noting compliance with the traffic impact analysis (TIA) and required final approvals from NCDOT and not permitting any additional curb cuts or access points onto Highway 51 to preserve traffic flow as calculated in the TIA. Property retained by the Family and not included in the rezoning may be revisited depending on future plans as proposed by the owners.

Staff recommends the dual protected left turns as shown for the Marfield intersection provided proper signage and approval from NCDOT. Staff notes all standard Town and County details and reviews apply. There will be approximately 11.6 acres of land dedicated to the Town for park and open space including the front developer improved linear park.

Recent citizen comment thus far has been related to traffic. Staff would note any new development within Town cannot solve all existing traffic issues. We can hold each development accountable for additional traffic and congestion they create by way of the required Traffic Impact Analysis (TIA) as specified in the Ordinance. The goal is consistency with adopted plans and to meet or exceed the McCullough example. Significant benefit to the Town included the dedicated park space, signalized intersection with pedestrian crossings at Miller Road, and creation of the water service loop for fire safety, water reliability, and quality.

The developer has noted that the single-family product will be a new product offering for them and that is why final floor plans and details are still in sketch form as shown. Staff would reiterate compliance with plan notes and dimensional standards and all final plans must receive staff approval before construction.

PROCEDURE:

This is the Public Hearing for the above conditional rezoning request. This is the opportunity to receive additional public input and questions or clarifications. After the close of the Public Hearing Council may vote on the proposal following standard legislative simple majority vote process. Council may vote to approve, disapprove, or to approved with modifications as mutually agreed upon with the applicant. For any vote: a brief note or acknowledgement of consistency or inconsistency statement is needed per ordinance and state statute.

Office Use Only:

Application #:

Payment Method: Cash Check Credit Card Amount \$ _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: Fielding Homes, LLC Phone: 704.634.1703
Applicant's Mailing Address: 227 WEST TRADE STREET, SUITE 1610, CHARLOTTE, NC 28202

Property Information:

Property Location: 13328 ROCK HILL-PINEVILLE RD PINEVILLE NC 28134
Property Owner's Mailing Address: 3685 HIGHWAY 51 N, FORT MILL SC 29715
Property Owner Name: FAMILY LTD PARTNERSHIP, JAMES ROSS MILLER JR Phone: _____
Tax Map and Parcel Number: 20504114 Existing Zoning: R-44

Which are you applying (Check all that apply):

Rezoning by Right Conditional Zoning Conditional Rezoning Text Amendment

Fill out section(s) that apply:

Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use _____
Acreage _____ Square Feet _____ Approximate Height _____ # of Rooms _____
Parking Spaces Required _____ Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation RESIDENTIAL MIXED USE (RMX)

Text Amendment:
Section _____ Reason _____
Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

James H. Martin
Signature of Applicant
Charles Stephen Miller
Signature of Property Owner (If not Applicant)

1-25-21
Date

1-26-21
Date

Signature of Town Official

Date

MILLER FARM CONDITIONAL REZONING PLAN

PINEVILLE, NORTH CAROLINA



VICINITY MAP

SCALE: 1" = 1,000'

Sheet Number	Sheet Title
RZ-000	COVER
RZ-100	CONDITIONAL REZONING PLAN OVERALL
RZ-101	SITE NOTES
RZ-102	ARCHITECTURAL NOTES AND TYPICAL LOT DIAGRAMS
RZ-103	PARKING YIELD MAP
RZ-104	SITE DETAILS
RZ-105	SITE DETAILS
RZ-106	ENTRANCE 1 VEHICLE TURNING MOVEMENTS
RZ-107	ENTRANCE 2 VEHICLE TURNING MOVEMENTS
RZ-108	ENTRANCE 3 VEHICLE TURNING MOVEMENTS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

MILLER FARM
PINEVILLE, NORTH CAROLINA
COVER

JOB NO.
45021
SHEET NO.
RZ-000

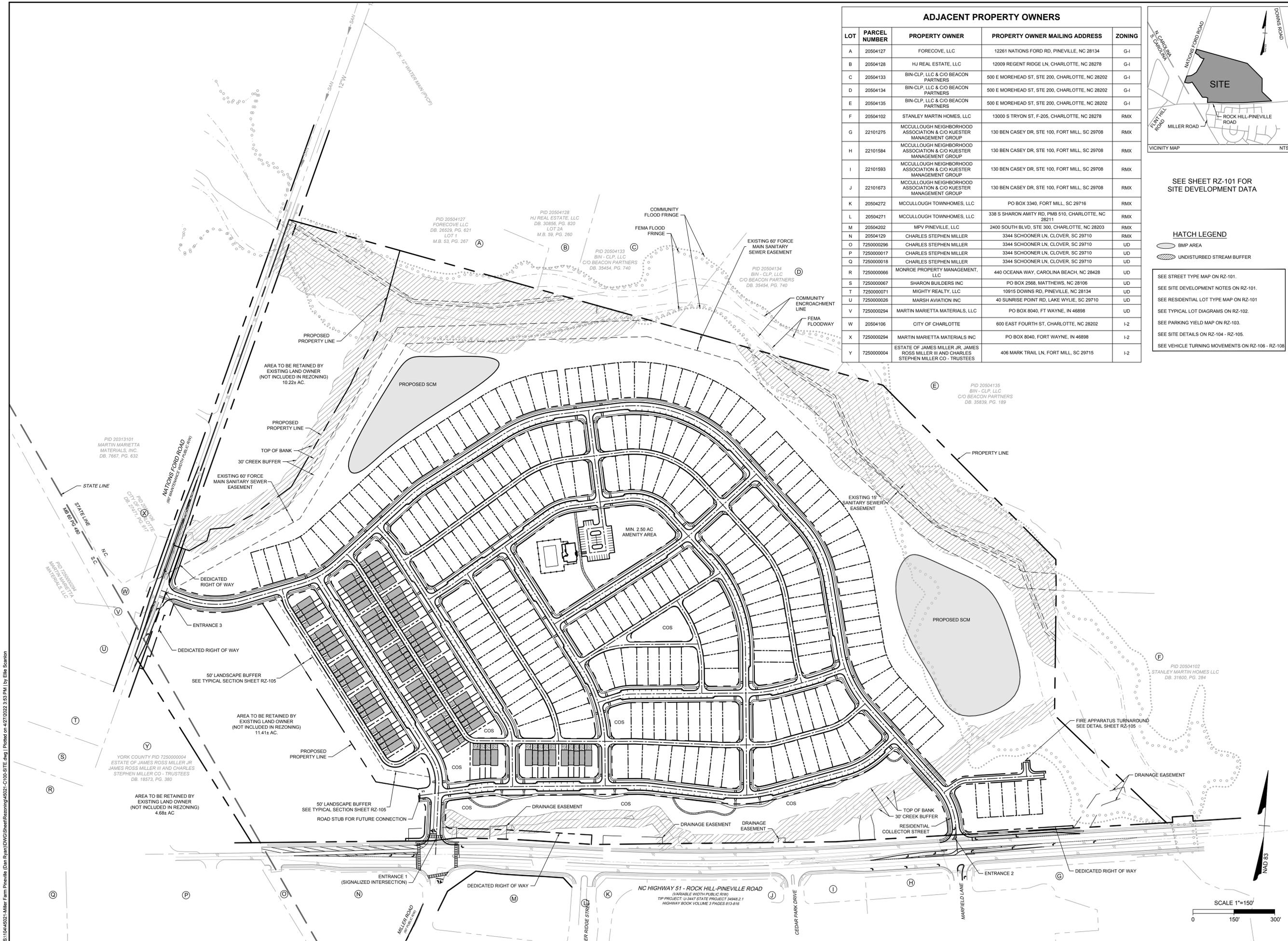
DRB GROUP
Professional Seal Required
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227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

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610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
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Project Contact Email Address: chris.todd@timmons.com

DATE	REVISION DESCRIPTION
06/18/2021	REVISED PER COMMENTS
08/04/2021	REVISED PER COMMENTS
12/10/2021	REVISED PER COMMENTS
03/04/2022	REVISED PER COMMENTS
04/27/2022	REVISED PER COMMENTS

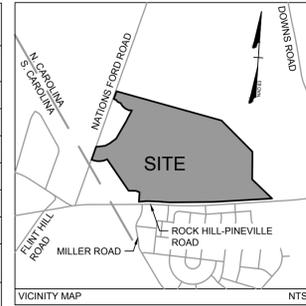
DATE	DESCRIPTION
01/29/2021	DRAWN BY K. BRADLEY
	DESIGNED BY K. BRADLEY
	CHECKED BY C. TODD
	SCALE AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.



ADJACENT PROPERTY OWNERS

LOT	PARCEL NUMBER	PROPERTY OWNER	PROPERTY OWNER MAILING ADDRESS	ZONING
A	20504127	FORECOVE, LLC	12261 NATIONS FORD RD, PINEVILLE, NC 28134	G-1
B	20504128	HJ REAL ESTATE, LLC	12009 REGENT RIDGE LN, CHARLOTTE, NC 28278	G-1
C	20504133	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-1
D	20504134	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-1
E	20504135	BIN-CLP, LLC & C/O BEACON PARTNERS	500 E MOREHEAD ST, STE 200, CHARLOTTE, NC 28202	G-1
F	20504102	STANLEY MARTIN HOMES, LLC	13000 S TRYON ST, F-205, CHARLOTTE, NC 28278	RMX
G	22101275	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
H	22101584	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
I	22101593	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
J	22101673	MCCULLOUGH NEIGHBORHOOD ASSOCIATION & C/O KUESTER MANAGEMENT GROUP	130 BEN CASEY DR, STE 100, FORT MILL, SC 29708	RMX
K	20504272	MCCULLOUGH TOWNHOMES, LLC	PO BOX 3340, FORT MILL, SC 29716	RMX
L	20504271	MCCULLOUGH TOWNHOMES, LLC	338 S SHARON AMITY RD, FMB 510, CHARLOTTE, NC 28211	RMX
M	20504202	MPV PINEVILLE, LLC	2400 SOUTH BLVD, STE 300, CHARLOTTE, NC 28203	RMX
N	20504129	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
O	7250000296	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
P	7250000017	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
Q	7250000018	CHARLES STEPHEN MILLER	3344 SCHOONER LN, CLOVER, SC 29710	UD
R	7250000066	MONROE PROPERTY MANAGEMENT, LLC	440 OCEANA WAY, CAROLINA BEACH, NC 28428	UD
S	7250000067	SHARON BUILDERS INC	PO BOX 2568, MATTHEWS, NC 28106	UD
T	7250000071	MIGHTY REALTY, LLC	10915 DOWNS RD, PINEVILLE, NC 28134	UD
U	7250000026	MARSH AVIATION INC	40 SUNRISE POINT RD, LAKE WYLIE, SC 29710	UD
V	7250000294	MARTIN MARIETTA MATERIALS, LLC	PO BOX 8040, FT WAYNE, IN 46898	UD
W	20504106	CITY OF CHARLOTTE	600 EAST FOURTH ST, CHARLOTTE, NC 28202	I-2
X	7250000294	MARTIN MARIETTA MATERIALS INC	PO BOX 8040, FORT WAYNE, IN 46898	I-2
Y	7250000004	ESTATE OF JAMES MILLER JR, JAMES ROSS MILLER III AND CHARLES STEPHEN MILLER CO - TRUSTEES	406 MARK TRAIL LN, FORT MILL, SC 29715	I-2



SEE SHEET RZ-101 FOR SITE DEVELOPMENT DATA



- SEE STREET TYPE MAP ON RZ-101.
- SEE SITE DEVELOPMENT NOTES ON RZ-101.
- SEE RESIDENTIAL LOT TYPE MAP ON RZ-101.
- SEE TYPICAL LOT DIAGRAMS ON RZ-102.
- SEE PARKING YIELD MAP ON RZ-103.
- SEE SITE DETAILS ON RZ-104 - RZ-105.
- SEE VEHICLE TURNING MOVEMENTS ON RZ-106 - RZ-108.

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 Project Contact Email Address: chris.todd@timmons.com

DATE	REVISION DESCRIPTION
06/18/2021	REVISED PER COMMENTS
08/04/2021	REVISED PER COMMENTS
12/10/2021	REVISED PER COMMENTS
03/04/2022	REVISED PER COMMENTS
04/27/2022	REVISED PER COMMENTS

DRB GROUP
 227 WEST TRADE STREET, SUITE 1610
 CHARLOTTE, NC 28202

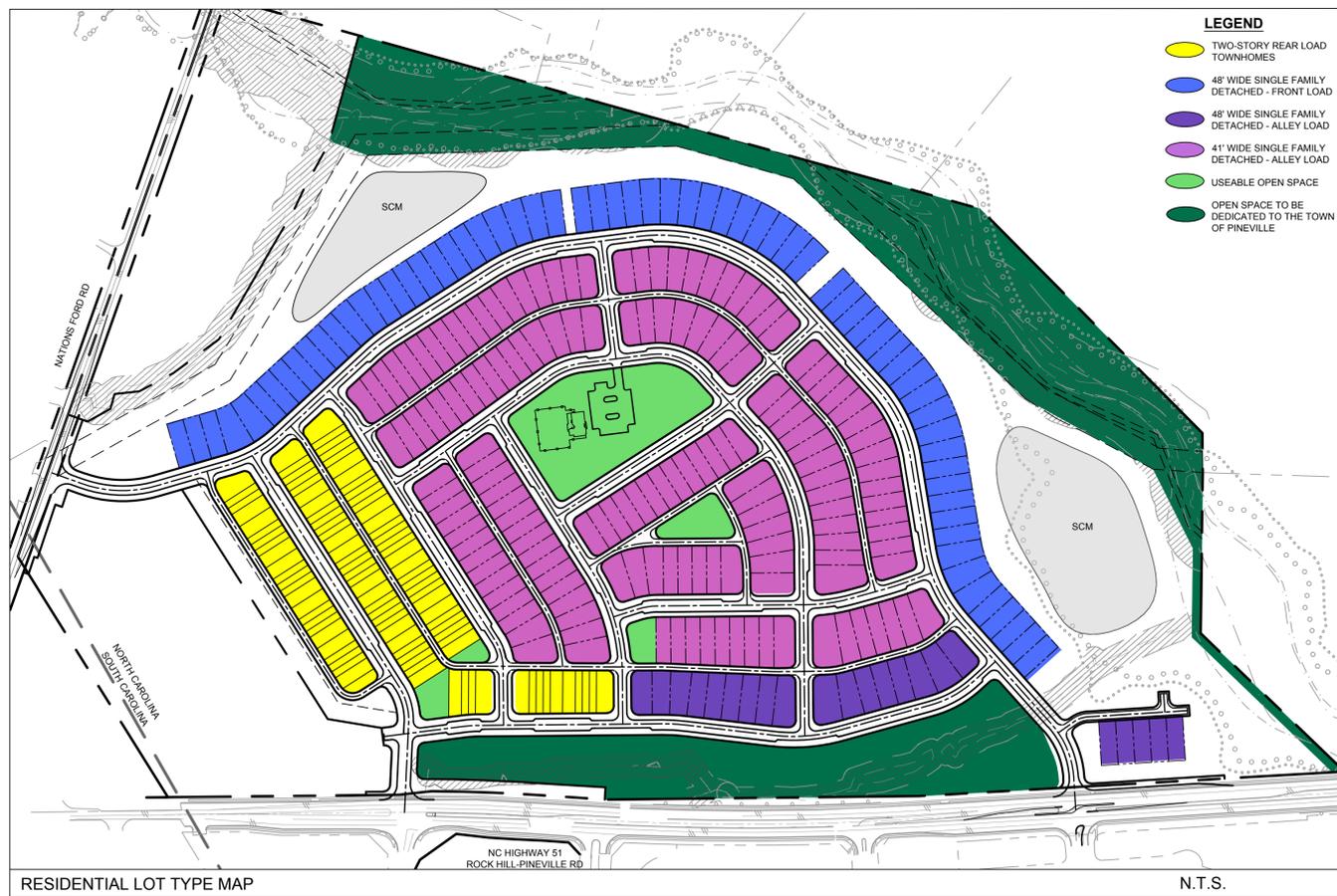
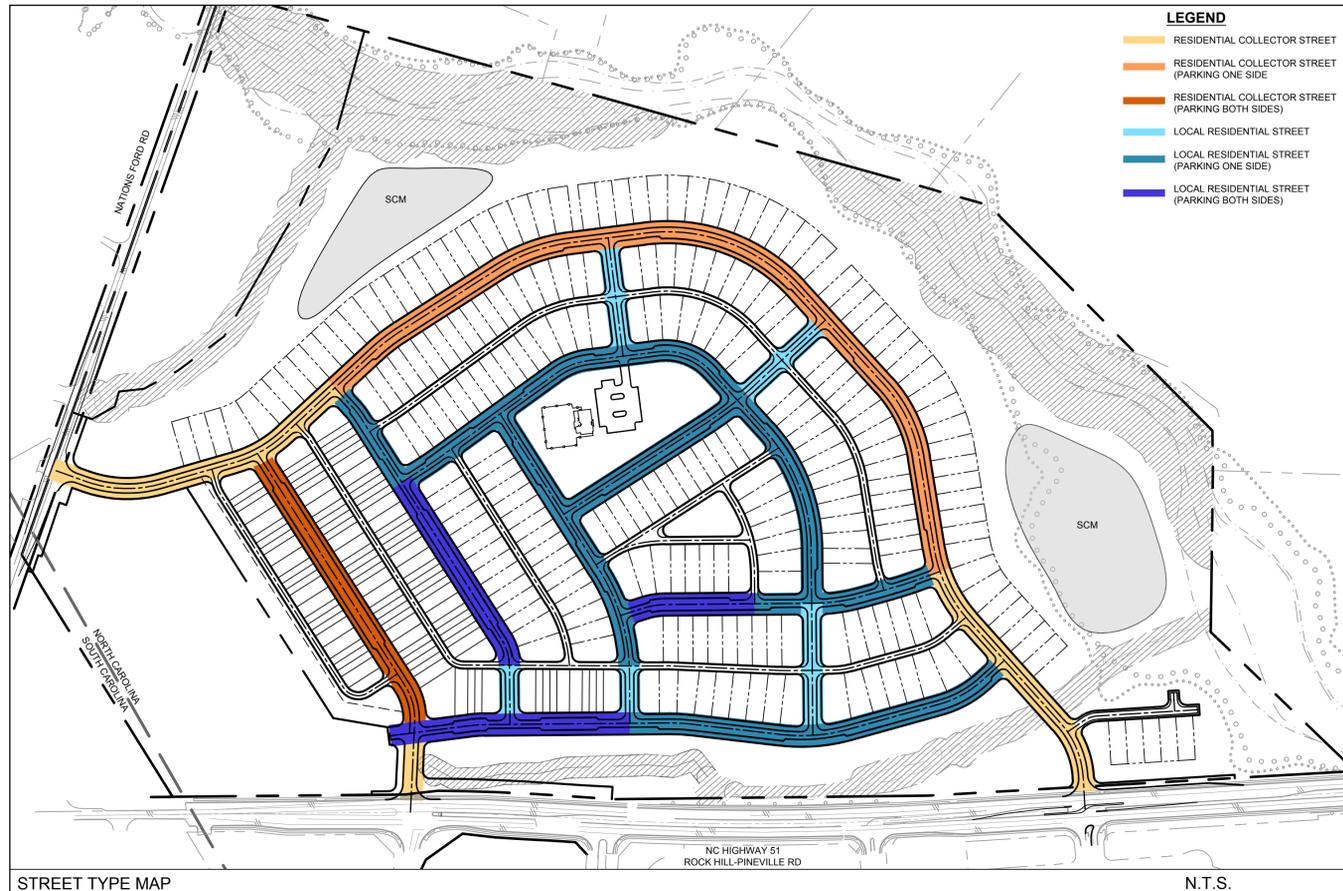
DATE	DRAWN BY
01/29/2021	K. BRADLEY
	DESIGNED BY K. BRADLEY
	CHECKED BY C. TODD
	SCALE AS SHOWN

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP
 MILLER FARM
 PINEVILLE, NORTH CAROLINA
 NORTH CAROLINA LICENSE NO. C-1652

CONDITIONAL REZONING PLAN OVERALL
 JOB NO. 45021
 SHEET NO. RZ-100

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REZONING NOTES:

- GENERAL PROVISIONS:**
 - SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PLAN FILED BY DRB GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL MIXED-USE PROJECT ON APPROXIMATELY 113.70 ACRES SITED ALONG ROCK HILL-PINEVILLE ROAD (THE "SITE").
 - ZONING DISTRICTS / ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF PINEVILLE ZONING ORDINANCE (THE "ORDINANCE").
 - GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, AMENITY AREA, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENTAL MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE CONDITIONAL REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE CONDITIONAL SITE PLAN NOT ANTICIPATED BY THE CONDITIONAL REZONING PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTIONS PHASES, IT IS INTENDED THAT THIS CONDITIONAL REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS THEREOF. THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

MINOR MODIFICATIONS ARE PERMITTED AS DETERMINED BY THE PLANNING DIRECTOR. IF NOT DETERMINED MINOR, IT SHALL FOLLOW THE CONDITIONAL AMENDMENT PROCESS.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - THE SITE MAY BE DEVELOPED WITH UP TO 340 RESIDENTIAL LOTS FOR RESIDENTIAL USE ONLY WITH PERMITTED SECONDARY ACCESSORY USES.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM ROCK HILL-PINEVILLE ROAD (HIGHWAY 51) AND NATIONS FORD RD IN THE MANNER GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
 - THE PETITIONER WILL PROVIDE A SIX (6) FOOT PLANTING STRIP AND A FIVE (5) FOOT SIDEWALK ALONG THE PROPOSED PUBLIC STREETS AS GENERALLY DEPICTED ON THE CONDITIONAL SITE PLAN.
 - THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT & PINEVILLE IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY TOWN OF PINEVILLE IN ACCORDANCE WITH PUBLISHED STANDARDS.
 - STREET TYPES ARE PROVIDED ON SHEET RZ-101 INSET MAP.
 - STOP SIGNS SHALL BE PROVIDED AT ROAD INTERSECTIONS AS DETERMINED BY THE TOWN DURING THE CONSTRUCTION DOCUMENT REVIEW PHASE.
 - OFF-SITE ROAD IMPROVEMENTS WILL BE PER RECOMMENDATIONS / REQUIREMENTS OF THE TRAFFIC STUDY PREPARED BY TIMMONS GROUP AND APPROVED BY NCDOT / TOWN OF PINEVILLE.
 - UTILITY SERVICES, ADA RAMP, AND CATCH BASINS / TRANSITIONS ARE NOT ALLOWED IN DRIVEWAYS

- STREETScape, BUFFERS, YARDS, AND LANDSCAPING:**
 - ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE RIGHT-OF-WAY OF PUBLIC STREETS, BUT MAY BE LOCATED WITHIN THE SETBACK BEHIND THE PROPOSED SIDEWALK.
 - REQUIRED BUFFER PLANTING WILL BE PROVIDED AS REQUIRED BY THE TOWN
 - STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN ORDINANCE ALONG INTERNAL STREET NETWORK AND NATIONS FORD ROAD.
 - RESIDENTIAL STREETS TO HAVE THE STANDARD SINGLE HEADED PEDESTRIAN TOWN FIXTURE. COMMERCIAL/THOROUGHFARE ROADS TO HAVE THE MORE DECORATIVE DOUBLE HEADED FIXTURE. LIGHTING WILL BE PROVIDED ALONG STREETS AS REQUIRED BY THE TOWN ORDINANCE.
 - CLUSTER MAILBOX FACILITIES SHALL NOT BE LOCATED ON ANY COLLECTOR ROADS
 - EACH SINGLE FAMILY DETACHED HOME SHALL HAVE ITS OWN SEPARATE DRIVEWAY. THERE WILL BE NO SHARED DRIVEWAYS. AT LEAST 1' SEPARATION SHALL BE PROVIDED BETWEEN DRIVEWAYS.
 - ALL PROPOSED RETAINING WALLS ADJACENT TO ROAD RIGHTS OF WAY SHALL BE OUTSIDE ROAD RIGHT OF WAY AND/OR 1:1 SLOPE SUPPORTING RIGHT OF WAY
 - FOR ALL HOMES, SPACE INSIDE THE GARAGE MUST BE PROVIDED FOR WASTE CONTAINERS OR MUST BE SCREENED IN SIDE OR REAR YARD. METHOD OF SCREENING SHALL BE A 5' TALL SCREENING FENCE. IN NO CASE SHALL WASTE CONTAINERS BE LOCATED IN FRONT YARDS.
- STORMWATER / UTILITY:**
 - THE PETITIONER SHALL COMPLY WITH THE TOWN OF PINEVILLE APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - ALL UTILITIES WITHIN THE SITE SHALL BE PLACED UNDERGROUND.
- SIGNAGE:**
 - AS ALLOWED BY THE RMX ZONING DISTRICTS.
- OPEN SPACE:**
 - AMENITY AREA MAY INCLUDE POOL, CABANA, CHILDREN'S PLAY AREA, AND OTHER AMENITIZED FEATURES. THE SPECIFIC LAYOUT OF FEATURES MAY BE ALTERED DURING THE CONSTRUCTION DOCUMENT / PERMITTING PHASE.
 - EXACT LOCATION AND LAYOUT OF USABLE OPEN SPACE SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE.
 - LAND DEDICATED TO TOWN SHALL NOT BE DEDICATED UNTIL AFTER CONSTRUCTION OF DEVELOPMENT IS COMPLETE AND FINAL LOT HAS BEEN PLATTED.
 - TWO PUBLIC ACCESS EASEMENTS SHALL BE PROVIDED FROM RIGHT OF WAY TO LAND DEDICATED TO TOWN ON THE NORTHEAST SIDE OF SITE FOR FUTURE USE OR IMPROVEMENT.
- AMENDMENTS TO THE CONDITIONAL SITE PLAN PLAN:**
 - FUTURE AMENDMENTS TO THE CONDITIONAL SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT.

- BINDING EFFECT OF THE CONDITIONAL SITE PLAN:**
 - IF THIS CONDITIONAL SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE CONDITIONAL SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE DEVELOPMENT DATA:

TAX PARCEL:	20504114 (135.55± ACRES) (21.85 AC. IS NOT BEING REZONED AND WILL RETAIN EXISTING ZONING R-44)
ACREAGE TO BE REZONED	113.70± ACRES
EXISTING ZONING:	R-44
EXISTING USE:	AGRICULTURAL
PROPOSED ZONING:	RMX (RESIDENTIAL MIXED USE)
PROPOSED USES:	RESIDENTIAL MIXED USE
PROPOSED DENSITY:	(340 LOTS / 113.70± ACRES) = 2.99 DUA
TOTAL LOTS:	340
TWO-STORY REAR LOAD:	98 (29% OF TOTAL LOTS)
SINGLE FAMILY DETACHED:	242 (71% OF TOTAL LOTS)
41' WIDE:	155
48' WIDE:	87
* SEE SHEET RZ-102 FOR TYPICAL LOT DIAGRAMS	
MINIMUM LOT SIZE PROVIDED:	
TOWNHOME LOTS:	2,000 SF
SINGLE FAMILY LOTS:	4,920 SF
FRONT SETBACK:	10'
CORNER SETBACK:	10'
SIDE SETBACK:	5'
REAR SETBACK:	10'
ACCESSORY STRUCTURE SETBACK:	5'
REQUIRED OPEN SPACE:	
REQUIRED USABLE OPEN SPACE, TOWN DEDICATION, OR COMBINATION THEREOF:	29.13± AC. (25%) 11.65± AC. (10%)
PROVIDED OPEN SPACE:	
PROVIDED USABLE OPEN SPACE, TOWN DEDICATION, OR COMBINATION THEREOF:	29.13± AC. (25%) 11.65± AC.
MIN. AMENITY AREA:	2.50 AC.

NOTE: EXACT LOCATION AND LAYOUT OF USABLE OPEN SPACE AND TOWN DEDICATION SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT AND PERMITTING PHASE

WATER QUALITY BUFFER MITIGATION NOTES:

- APPROXIMATELY 6.0± ACRES OF PCO BUFFER TO BE DISTURBED FOR DEVELOPMENT.
- MITIGATION OF BUFFER DISTURBANCE TO BE PER SECTION 6.1.1 OF CHARLOTTE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

UTILITY NOTES:

- THE PETITIONER SHALL COMPLY WITH CHARLOTTE WATER REQUIREMENTS.
- THE PETITIONER SHALL EXTEND EXISTING PUBLIC WATER SYSTEM TO CREATE A LOOPED SYSTEM. EXACT ROUTING TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.

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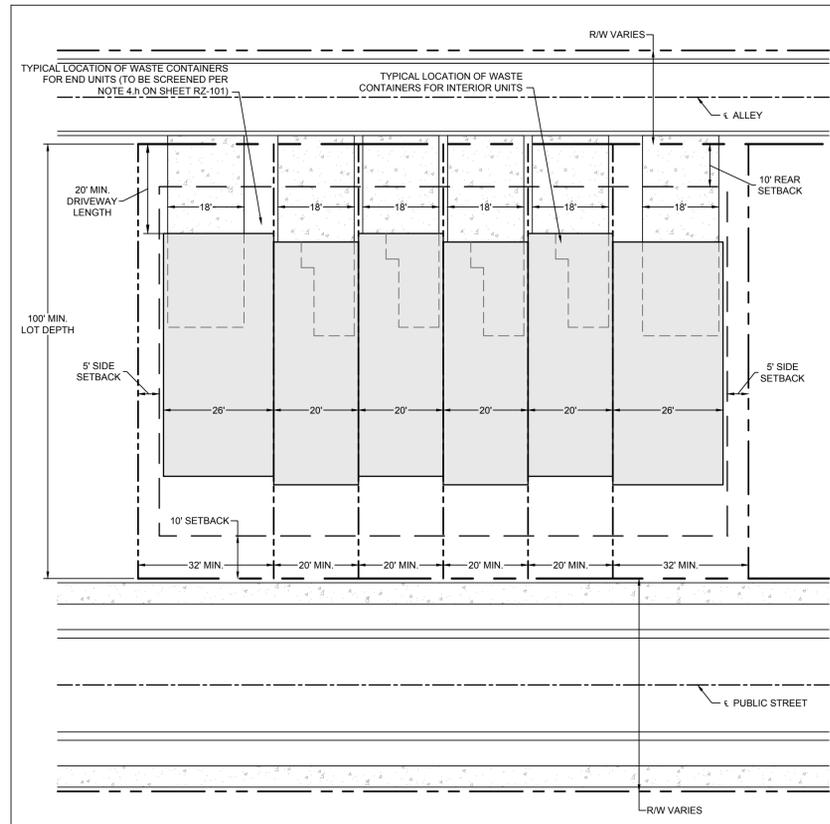
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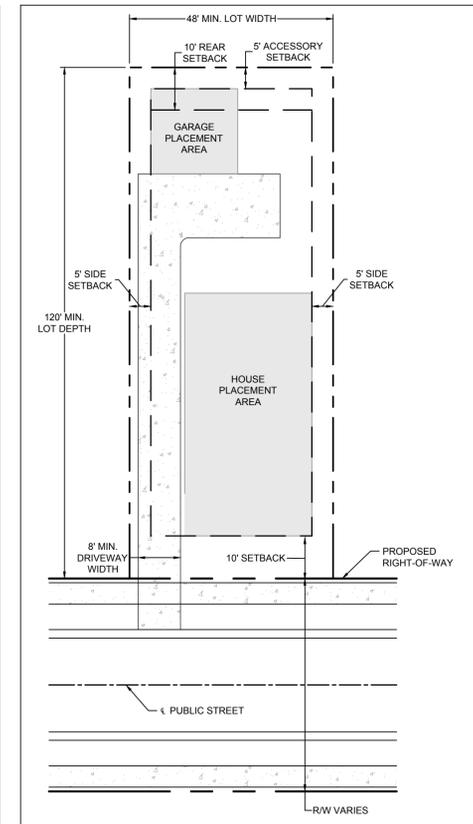
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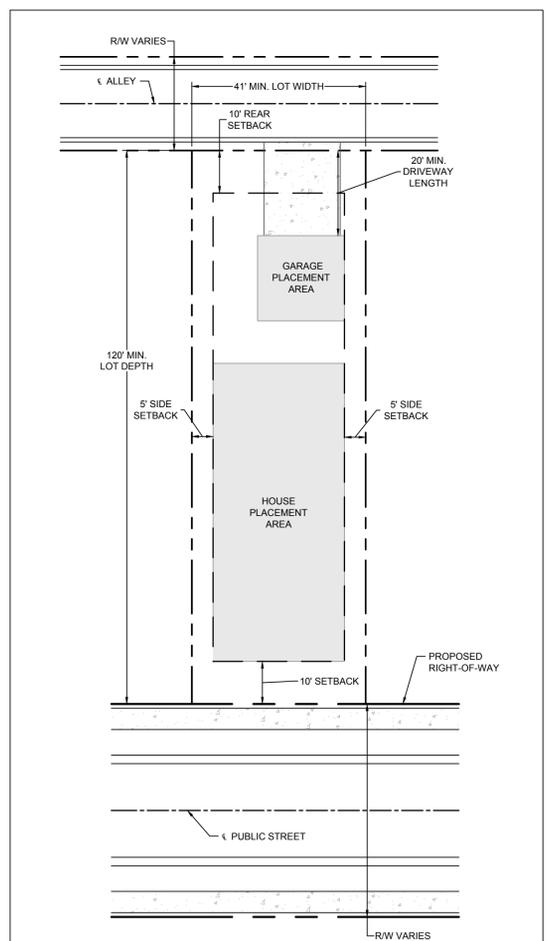
SHEET NO.
RZ-101



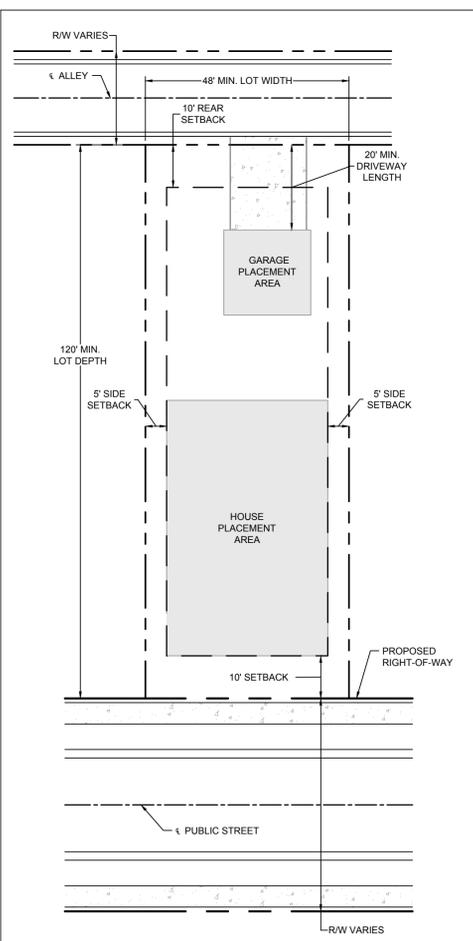
SINGLE FAMILY TOWNHOME - TWO-STORY REAR LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'



SINGLE FAMILY DETACHED 48' WIDE FRONT LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'



SINGLE FAMILY DETACHED 41' WIDE ALLEY LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'



SINGLE FAMILY DETACHED 48' WIDE ALLEY LOAD TYPICAL LOT DIAGRAM SCALE: 1" = 20'

ARCHITECTURAL DESIGN REQUIREMENTS:

GENERAL PROVISIONS

HOUSE VARIETY
1. FOR SINGLE-FAMILY DETACHED HOMES, SIMILAR HOUSE PLANS OR ELEVATIONS ARE PERMITTED ON LOTS IF THEY VARY IN COLOR, CONTAIN VARIATIONS TO THE DETAILING AND MATERIAL AND ARE NOT LOCATED WITHIN 3 HOUSES OF EACH OTHER ON THE SAME STREET AND WITHIN 3 HOUSES ACROSS THE STREET.

HEIGHT OF HOUSES

1. NO DETACHED OR ATTACHED SINGLE-FAMILY RESIDENTIAL STRUCTURE ERRECTED UPON A LOT SHALL CONTAIN MORE THAN THREE AND ONE HALF (3-1/2) STORIES ABOVE GROUND LEVEL, OUTSIDE OF THE FRONT DOOR. A FLOOR AREA GREATER THAN 50% OF THE BUILDING FOOTPRINT SHALL BE CONSIDERED A THIRD STORY FOR PURPOSES OF THIS PROVISION.
2. THE FIRST-FLOOR CLEAR CEILING HEIGHT SHALL BE NINE (9) FOOT MINIMUM AND THE SECOND-FLOOR CEILING SHALL BE EIGHT (8) FOOT MINIMUM FOR ALL DWELLING TYPES.

EXTERIOR ARCHITECTURAL FEATURES

FOUNDATIONS

1. FOUNDATIONS MAY BE BASEMENT, CRAWLSPACE, OR SLAB ON GRADE.
2. THE FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE FINISH GRADE OF THE PUBLIC SIDEWALK FRONTING THE UNIT SO THAT EACH UNIT HAS AT LEAST ONE STEP BETWEEN THE FRONT PORCH/STOOP AND THE LEAD WALK.
3. ALL EXPOSED FOUNDATION FINISHES SHALL BE A COLORED PARGE COAT THAT BLENDS WITH THE OVERALL HOUSE COLOR.

EXTERIOR WALL FINISHES

1. CAREFUL ATTENTION MUST BE MADE TO ENSURE THE BUILT PRODUCT IS NOT CLUTTERED WITH TOO MANY DIFFERENT EXTERIOR WALL MATERIALS. GENERALLY SPEAKING, HOMES MUST NOT CONTAIN MORE THAN ONE MASONRY AND TWO SIDING MATERIALS. FOR EXAMPLE, A HOME MIGHT CONTAIN A BRICK PORTION ON THE FRONT ELEVATION, OVERALL HORIZONTAL SIDING AND AN ELEMENT OF BOARD AND BATTEN SIDING.
2. ACCEPTABLE EXTERIOR WALL FINISHES ARE AS FOLLOWS:
• BRICK VENEER
• STONE VENEER, INCLUDING CULTURED STONE VENEER
• FIBER-CEMENT SIDING (HARD-PLANK OR SIMILAR)
3. VINYL SIDING/MATERIAL MAY BE USED ON THESE HOUSES FOR ACCENT FEATURES SUCH AS GABLES, SOFFITS, TRIM, WINDOWS AND EAVES.
4. SHAKE/SINGLE SIDING
5. SIDING MUST ABUT TRIM AT CORNERS AND AROUND WINDOWS/DOORS.
6. EXPOSED UNCOATED CONCRETE MASONRY UNITS (CMU) ARE NOT PERMITTED.

ROOFS

1. MINIMUM ROOF PITCH FOR MAJOR GABLED ROOF ELEMENTS IS 5:12.
2. SHINGLES SHALL BE A MINIMUM OF 25-YEAR, ARCHITECTURAL SHINGLES.
3. ROOF PROTRUSIONS AND ELEMENTS SHALL BE TO THE SIDE OR REAR OF ROOF RIDGE LINES AWAY FROM PUBLIC VIEW WHERE POSSIBLE AND SHALL BE PAINTED TO BLEND WITH THE COLOR OF THE SHINGLES.
4. METAL ROOFS MAY BE PERMITTED AS ACCENT ELEMENTS WHEN CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE HOUSE.
5. ALL HOUSES SHALL HAVE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS USING HALF ROUND OR OGEE PROFILE GUTTERS AND ROUND OR RECTANGULAR DOWNSPOUTS IN PAINTED OR PRE-FINISHED METAL.
6. ALL MAIN ROOF STRUCTURES (NOT INCLUDING DORMERS) MUST HAVE A MINIMUM OF 8" OVERHANG ON THE FRONT, SIDES AND REAR. SAID ROOF STRUCTURES ARE ALLOWED TO ENCRACH INTO THE FRONT, SIDE, AND REAR SETBACKS.
7. ALL FRONT FACING GABLES TO INCLUDE A DECORATIVE FEATURE SUCH AS VENTS OR A MINIMUM OF 3 BRACKETS.
8. ROOF EAVES MAY ENCRACH INTO BUILDING SETBACKS BY UP TO 1'.

DORMERS AND SHED ROOFS

1. MINIMUM ROOF PITCH FOR DORMERS (WHETHER GABLE OR SHED) AND SHED ROOFS IS 3:12.
2. DORMER WALLS SHALL MEET THE MINIMUM REQUIREMENTS FOR EXTERIOR WALL FINISHES.
3. DORMERS SHALL BE HELD A MINIMUM OF TWO FEET FROM THE SIDE WALLS OF THE HOUSE.
4. ROOF EAVES MAY ENCRACH INTO BUILDING SETBACKS BY UP TO 1'.

WINDOWS/DOORS

WINDOWS

1. WINDOW GRIDS TO ALIGN WITH TND STYLE NEIGHBORHOODS SIMILAR TO THE MCCULLOUGH COMMUNITY
2. WINDOWS SHOULD BE THE SAME TYPE AND STYLE ALL AROUND THE HOUSE BUT WINDOW MUNTINS MAY VARY WHERE APPROPRIATE TO MATCH THE ARCHITECTURE. ALL WINDOWS FACING PUBLIC STREETS ARE REQUIRED TO HAVE MUNTINS THAT ARE SYMMETRICAL AND MATCH OTHER WINDOWS ON THE SAME HOME.
3. 1X4 MINIMUM TRIM MATERIAL REQUIRED AROUND ALL WINDOWS
4. WINDOWS SHOULD BE CLEAR GLASS OR A TINTED GLASS. NO REFLECTIVE OR MIRRORED GLASS MAY BE USED BUT LOW-E WINDOWS ARE PERMITTED
5. A MINIMUM OF THREE WINDOWS SHALL BE PROVIDED ON ALL SIDE ELEVATIONS EXPOSED TO PUBLIC STREETS ON CORNER LOTS.
6. WINDOWS SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED AND EVEN SPACED ON ALL FRONT ELEVATIONS.

DOORS

1. ENTRANCE DOORS DESIGN SHALL BE IN KEEPING WITH THE STYLE OF ARCHITECTURE.
2. DOORS SHALL BE WOOD, FIBERGLASS OR METAL AND MAY INCLUDE GLAZING AND SIDE LIGHTS WHERE APPROPRIATE.
3. METAL DOORS ARE NOT ALLOWED TO BE PLACED ON THE FRONT ELEVATIONS.

FRONT PORCHES/ENTRYWAYS

1. ALL FRONT ENTRYWAYS MUST BE A COVERED STOOP OR FRONT PORCH.
2. FRONT PORCH ELEVATIONS ON SINGLE-FAMILY DETACHED HOMES ARE REQUIRED AND MUST HAVE A MINIMUM DIMENSION OF 6' DEEP BY 8' WIDE AND CONTAIN RAILINGS.
3. PORCHES MAY BE ONE OR TWO STORIES TALL WITH FLAT, SHED OR HIPPED ROOFS, AS APPROPRIATE FOR THE ARCHITECTURAL STYLE OF THE HOUSE.
4. FRONT PORCH COLUMNS (ROUND OR SQUARE) MUST HAVE A MINIMUM DIAMETER OF 6".

GARAGES

1. GARAGES MAY BE ATTACHED OR DETACHED.
2. FOR SINGLE-FAMILY DETACHED HOMES, THE GARAGES MUST BE LOCATED TO THE REAR OF THE HOME.
3. SINGLE FAMILY DETACHED HOMES MAY EITHER SERVED BY AN ALLEY OR VIA A DRIVEWAY THAT EXTENDS FROM THE PUBLIC STREET FRONTING THE HOME INCLUDING A DRIVEWAY THAT EXTENDS ALONG THE SIDE OF THE HOME TO ACCESS THE GARAGE AT THE REAR OF THE HOME.
4. ALL TOWNHOMES TO BE SERVED BY ALLEY-LOADED GARAGES.

SPECIFIC CRITERIA FOR TOWNHOMES

1. EACH UNIT'S FINISHED FLOOR ELEVATION MUST BE 12-14" ABOVE THE FRONT ELEVATION GRADE SO THAT AT LEAST ONE STEP IS REQUIRED FROM THE LEAD WALK TO THE FRONT PORCH/STOOP.
2. TO ENCOURAGE VARIATION WITHIN A BUILDING, NO TWO ROOF DESIGNS CAN BE THE SAME WITHIN A SINGLE BUILDING.
3. FRONT PORCHES, IF PRESENT, MUST CONTAIN RAILINGS AND MUST MEASURE A MINIMUM OF 8' WIDE AND 6' DEEP
4. EACH UNIT WITHIN A BUILDING MUST BE HORIZONTALLY OFFSET FROM ITS NEIGHBORING UNIT A MINIMUM OF 1.5' (18").
5. CAREFUL ATTENTION MUST BE SHOWN TO ALLOW FOR ROOF OFFSETS TO GREATLY REDUCE THE EXAMPLES OF MULTIPLE UNITS APPEARING TO HAVE THE SAME ROOF.
6. 6" OVERHANGS REQUIRED ON THE FRONT AND REAR OF EACH UNIT AND ON BOTH SIDES OF EACH BUILDING.
7. ALL FRONT PORCH AND STOOP ROOFS MUST CONTAIN A METAL, STANDING SEAM ROOF.
8. THE COLOR PALETTE FOR THE TOWNHOMES MUST UTILIZE MORE MODERN COLORING WHERE EACH UNIT COMPLIMENTS THE NEIGHBORING UNIT VERSUS STANDING OUT AND BEING HIGHLY DIFFERENTIATED. THE PROPER MASONRY SELECTION FOR THE TOWNHOMES WILL BE BRICK VERSUS STONE.
9. EACH TOWNHOME WILL HAVE A MAXIMUM OF 3 CLADDING MATERIALS.
10. ROOF EAVES MAY ENCRACH INTO BUILDING SETBACKS BY UP TO 1'.
11. EACH 4 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 2 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.
12. EACH 5 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 3 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.
13. EACH 6 UNIT TOWNHOME BUILDING MUST CONTAIN AT LEAST 2 ELEVATIONS WITH A FRONT PORCH. THE OTHER 4 ELEVATIONS MUST CONTAIN A COVERED STOOP AND/OR FULL BRICK FRONT ELEVATION.

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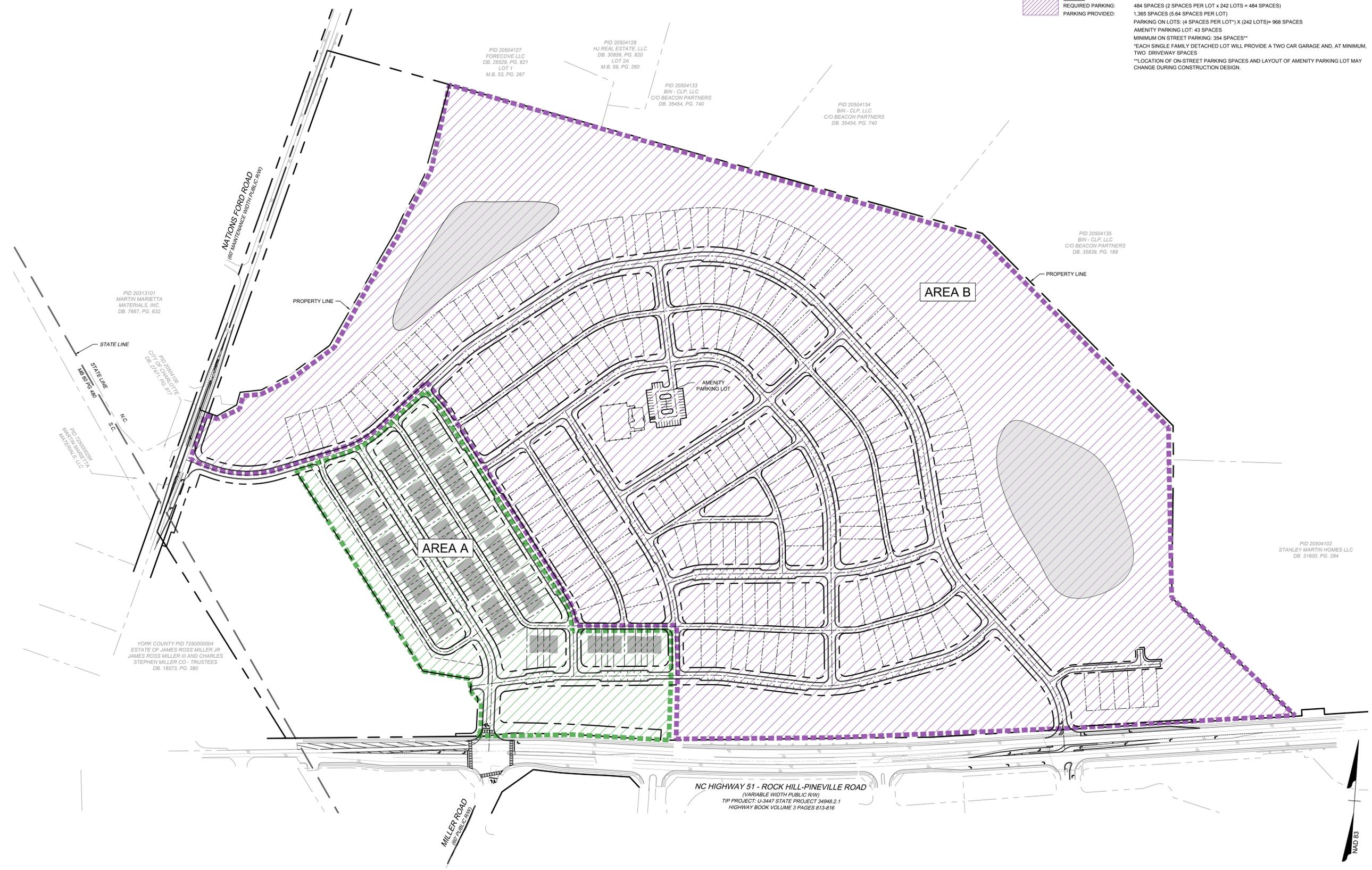
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03/04/2022	REVISED PER COMMENTS
04/27/2022	REVISED PER COMMENTS

DATE	DRAWN BY
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	K. BRADLEY
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	C. TODD
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NORTH CAROLINA LICENSE NO. C-1652
MILLER FARM
PINEVILLE, NORTH CAROLINA
ARCHITECTURAL NOTES AND TYPICAL LOT DIAGRAMS
JOB NO. 45021
SHEET NO. RZ-102

PARKING CALCULATIONS

AREA A: SINGLE FAMILY TOWNHOME AREA	319 SPACES (3.25 SPACES PER UNIT X 98 UNITS = 319 SPACES)
REQUIRED PARKING:	424 SPACES (4.33 SPACES PER UNIT)
PROVIDED PARKING:	TWO-STORY REAR LOAD TOWNHOMES (98 UNITS): END UNITS: (4 SPACES PER END UNIT) X (36 END UNITS) = 144 SPACES INTERIOR UNITS: (3 SPACES PER INTERIOR UNIT) X (62 INTERIOR UNITS) = 186 SPACES MINIMUM ON-STREET PARKING: 94 SPACES** **LOCATION OF ON-STREET PARKING SPACES MAY CHANGE DURING CONSTRUCTION DESIGN.
AREA B: SINGLE FAMILY DETACHED AREA:	484 SPACES (2 SPACES PER LOT X 242 LOTS = 484 SPACES)
REQUIRED PARKING:	1,365 SPACES (5.64 SPACES PER LOT)
PARKING PROVIDED:	PARKING ON LOTS: (4 SPACES PER LOT) X (242 LOTS) = 968 SPACES AMENITY PARKING LOT: 43 SPACES MINIMUM ON STREET PARKING: 354 SPACES** **EACH SINGLE FAMILY DETACHED LOT WILL PROVIDE A TWO CAR GARAGE AND, AT MINIMUM, TWO DRIVEWAY SPACES **LOCATION OF ON-STREET PARKING SPACES AND LAYOUT OF AMENITY PARKING LOT MAY CHANGE DURING CONSTRUCTION DESIGN.



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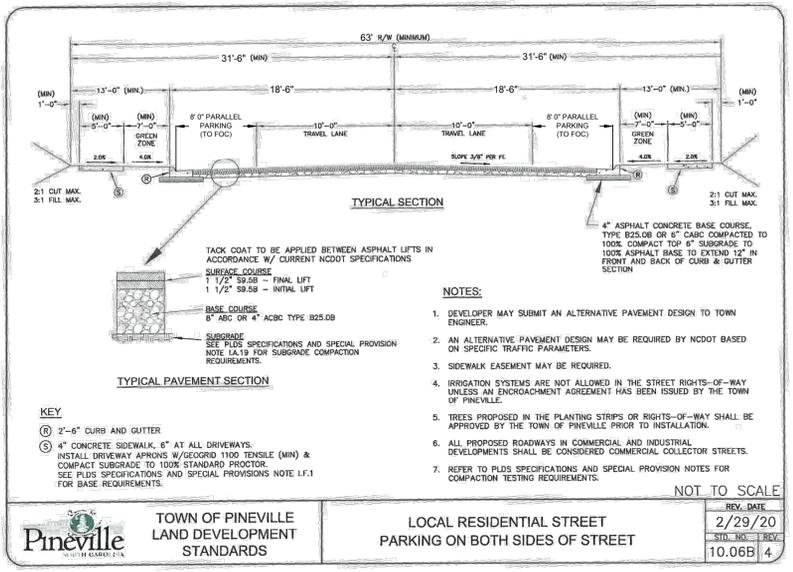
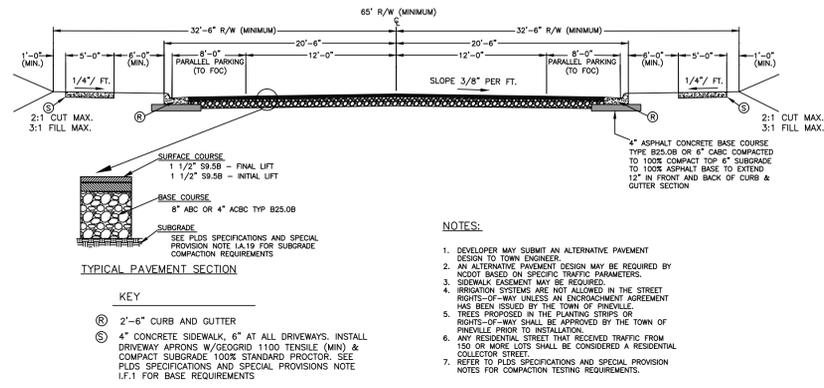
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MILLER FARM
 PINEVILLE, NORTH CAROLINA
 NORTH CAROLINA LICENSE NO. C-1652
PARKING YIELD MAP

JOB NO.	45021
SHEET NO.	RZ-103

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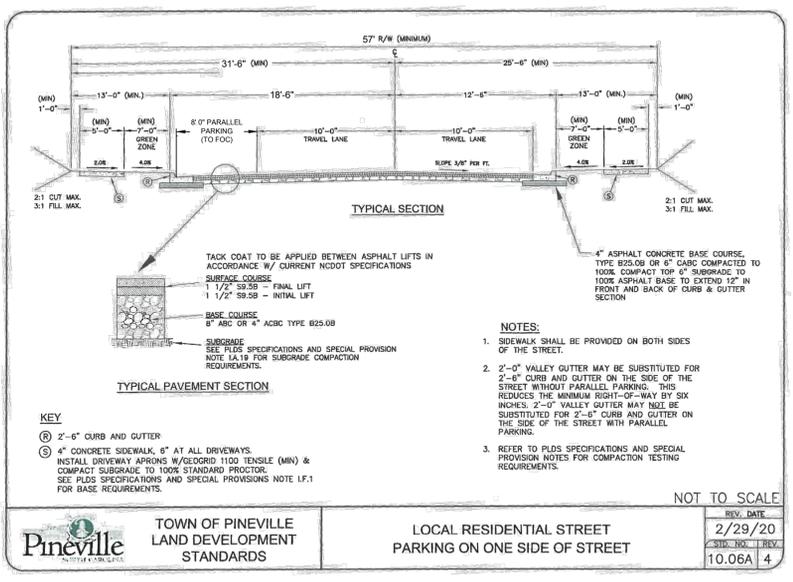
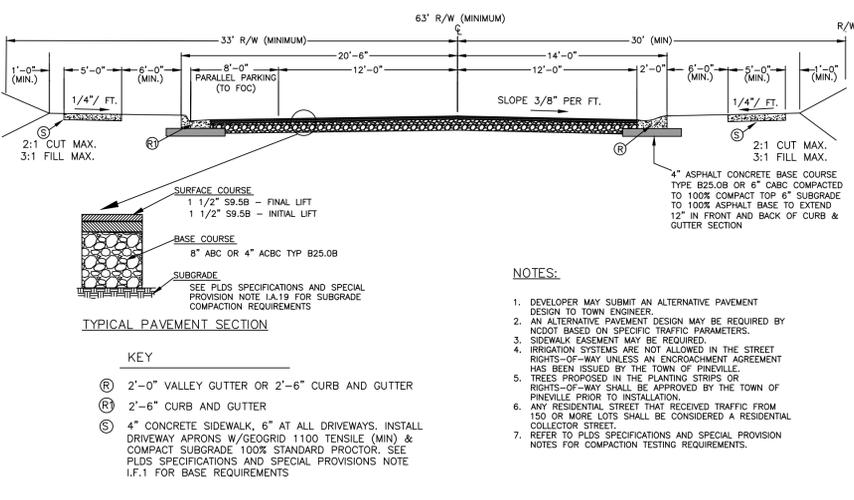
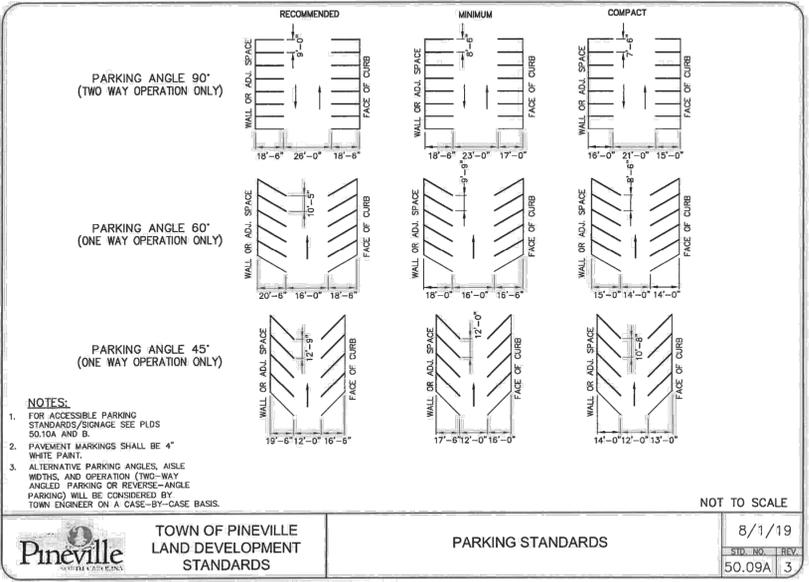
NOT IN USE

N.T.S. RESIDENTIAL COLLECTOR STREET PARKING ON BOTH SIDES OF STREET

N.T.S.

LOCAL RESIDENTIAL STREET PARKING ON BOTH SIDES OF STREET

N.T.S.



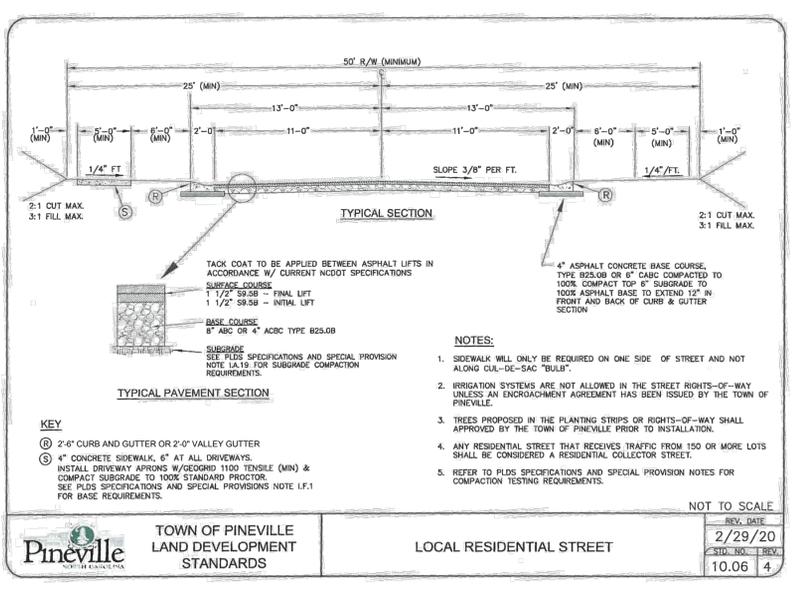
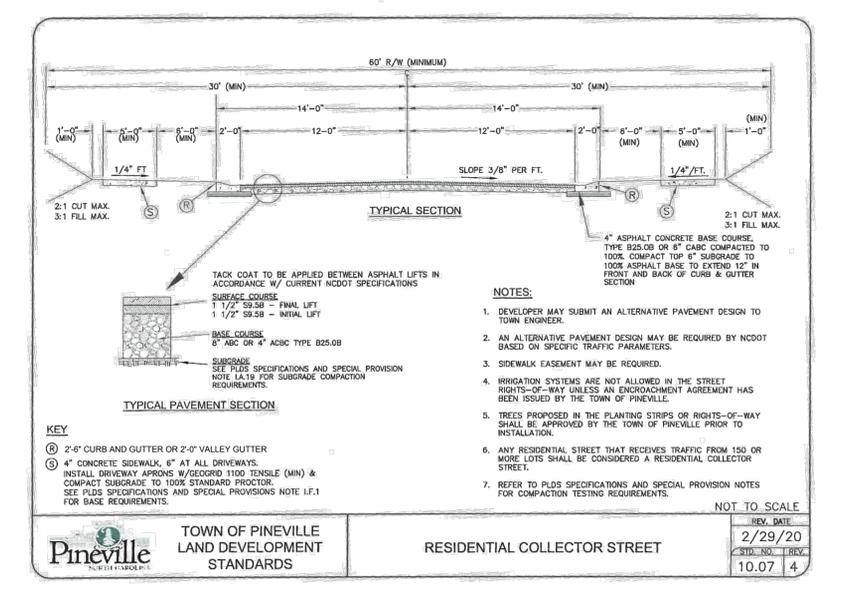
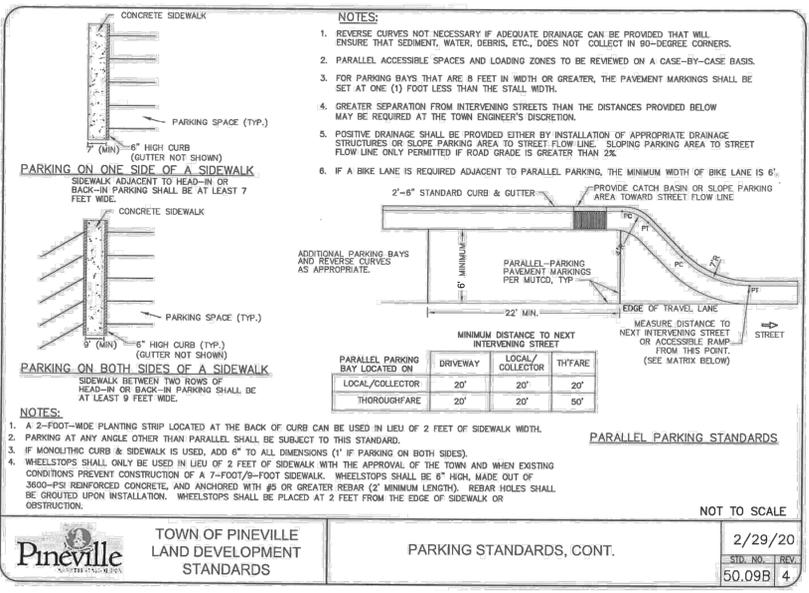
PARKING STANDARDS

N.T.S. RESIDENTIAL COLLECTOR STREET PARKING ON ONE SIDE OF STREET

N.T.S.

LOCAL RESIDENTIAL STREET PARKING ON ONE SIDE OF STREET

N.T.S.



PARKING STANDARDS, CONT.

N.T.S. RESIDENTIAL COLLECTOR STREET

N.T.S.

LOCAL RESIDENTIAL STREET

N.T.S.

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CHARLOTTE OFFICE
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 North Carolina License No. C-1652
 Project Contact Email Address: chris.todd@timmons.com

DRB GROUP
 227 WEST TRADE STREET, SUITE 1610
 CHARLOTTE, NC 28202

DATE
 01/29/2021

DRAWN BY
 K. BRADLEY

DESIGNED BY
 K. BRADLEY

CHECKED BY
 C. TODD

SCALE
 NO SCALE

DATE	REV. DATE	REVISION PER COMMENTS
06/18/2021	2/29/20	REVISED PER COMMENTS
08/04/2021		REVISED PER COMMENTS
12/10/2021		REVISED PER COMMENTS
03/04/2022		REVISED PER COMMENTS
04/27/2022		REVISED PER COMMENTS

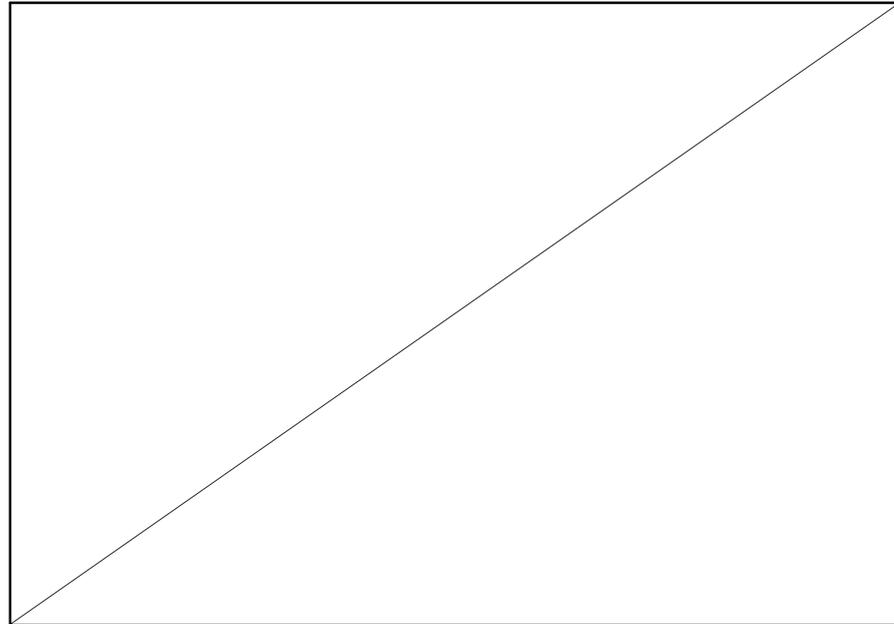
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

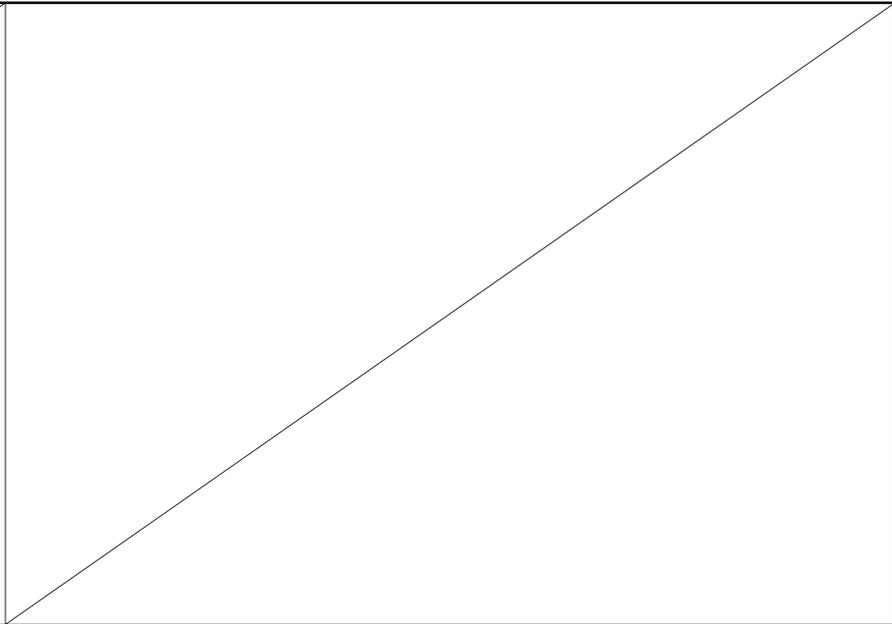
MILLER FARM
 PINEVILLE, NORTH CAROLINA
 NORTH CAROLINA LICENSE NO. C-1652
 SITE DETAILS

JOB NO.
 45021

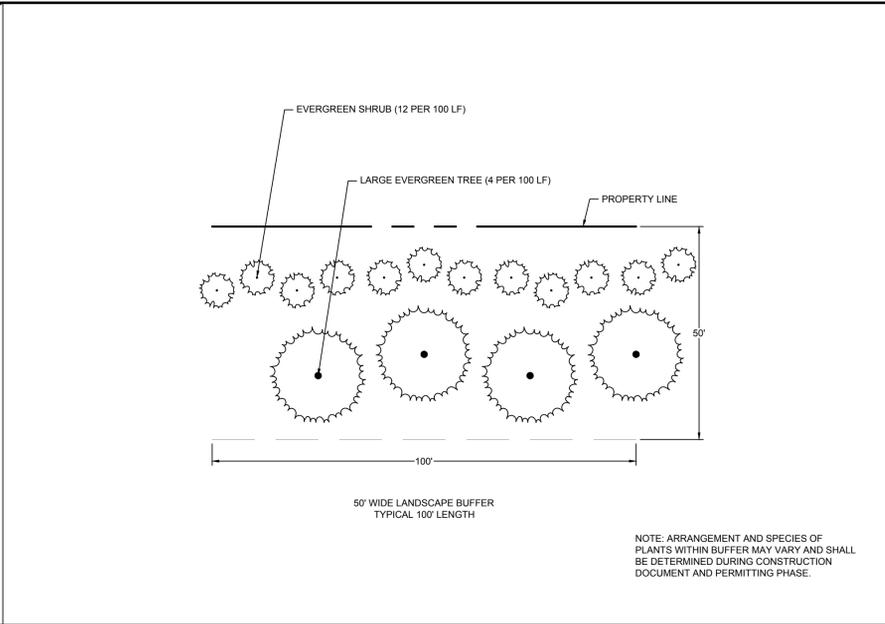
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 RZ-104



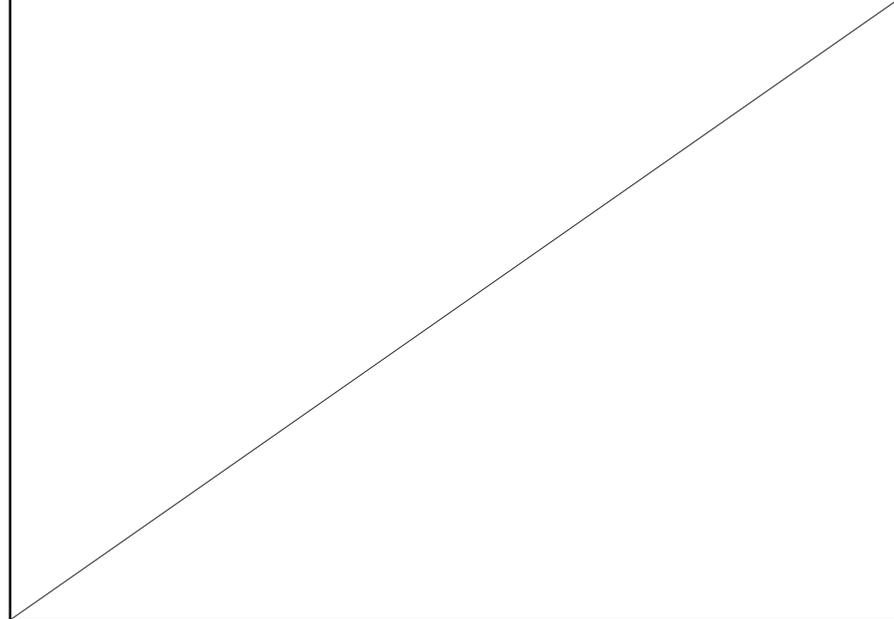
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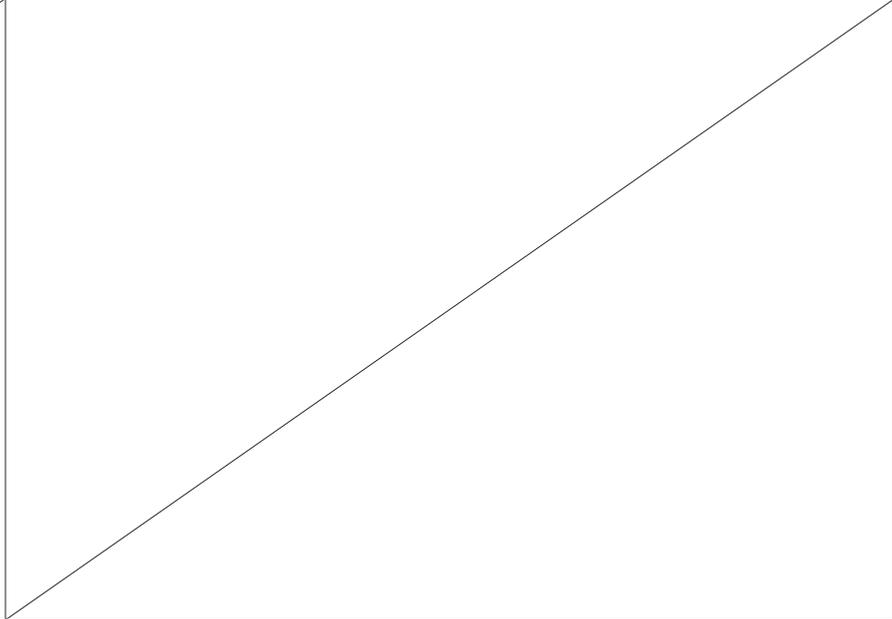
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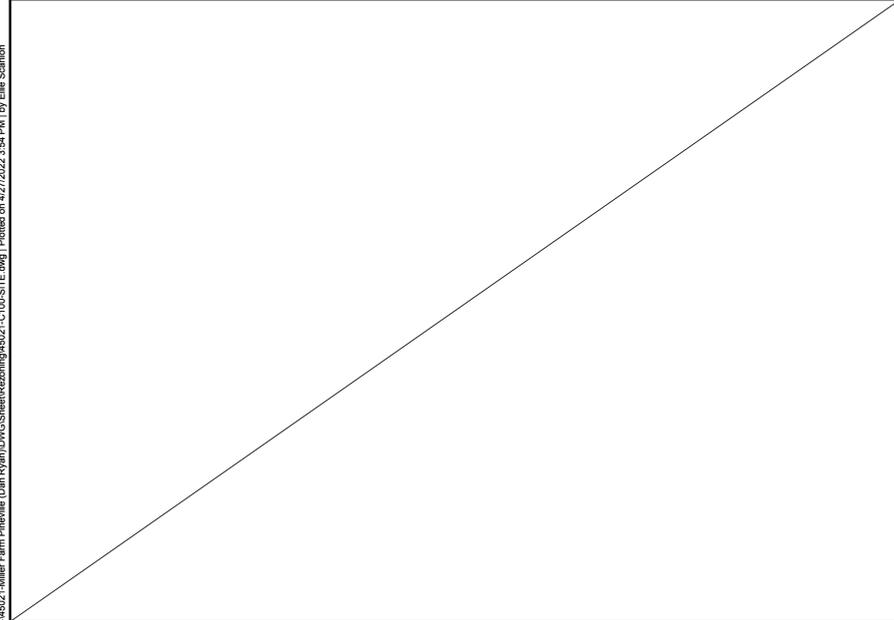
N.T.S. LANDSCAPE BUFFER N.T.S.



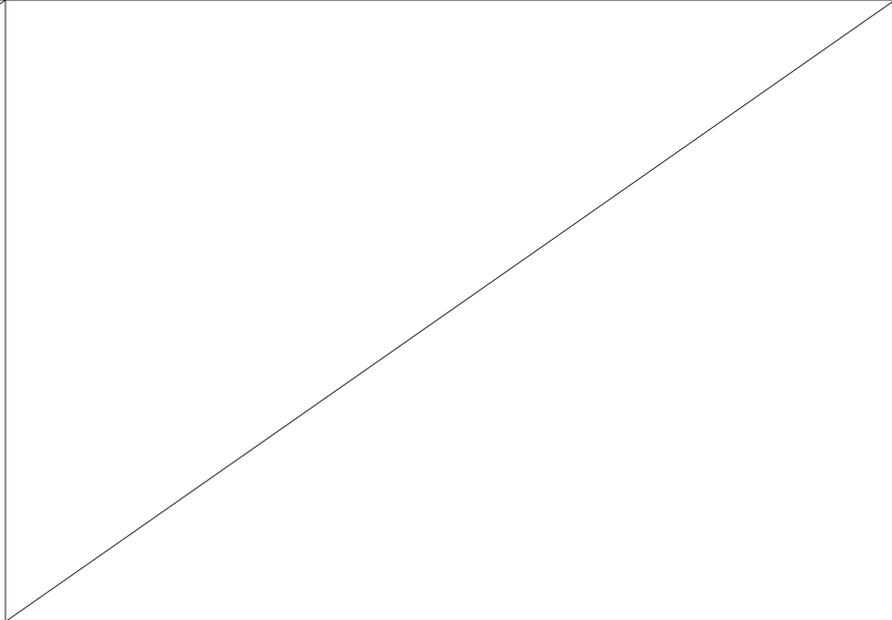
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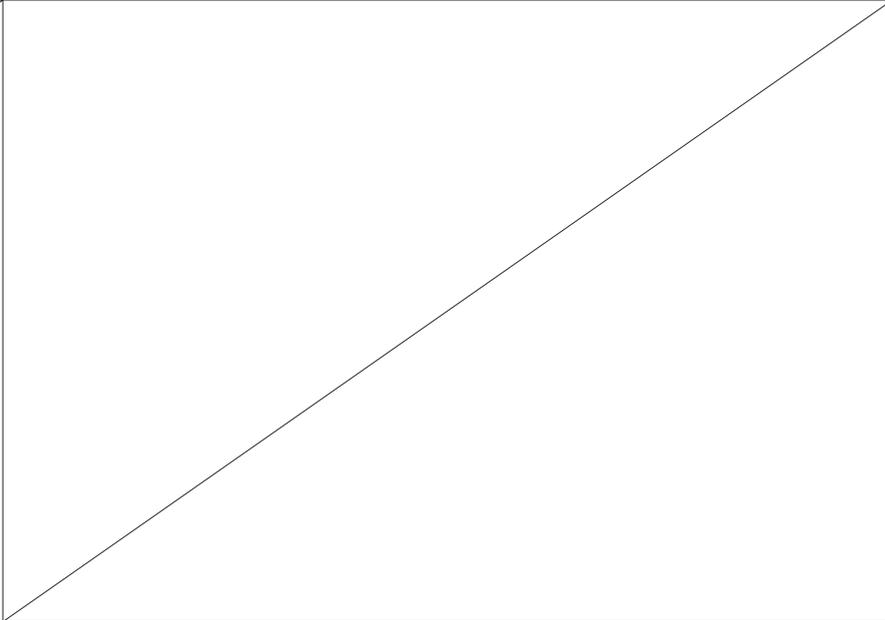
N.T.S. MECKLENBURG COUNTY FIRE APPARATUS ACCESS ROAD TURNAROUND N.T.S.



NOT IN USE



N.T.S. NOT IN USE



N.T.S. NOT IN USE

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Project Contact Email Address: chris.todd@timmons.com

DRB GROUP
Professional Fire Consulting
227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

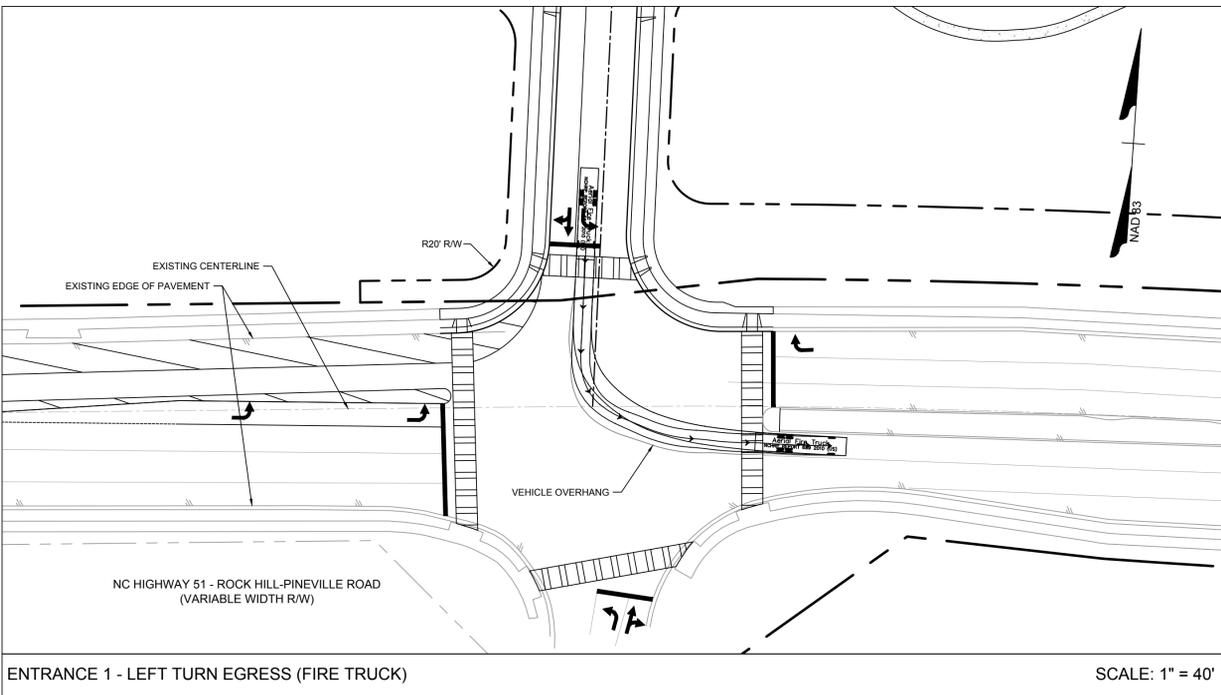
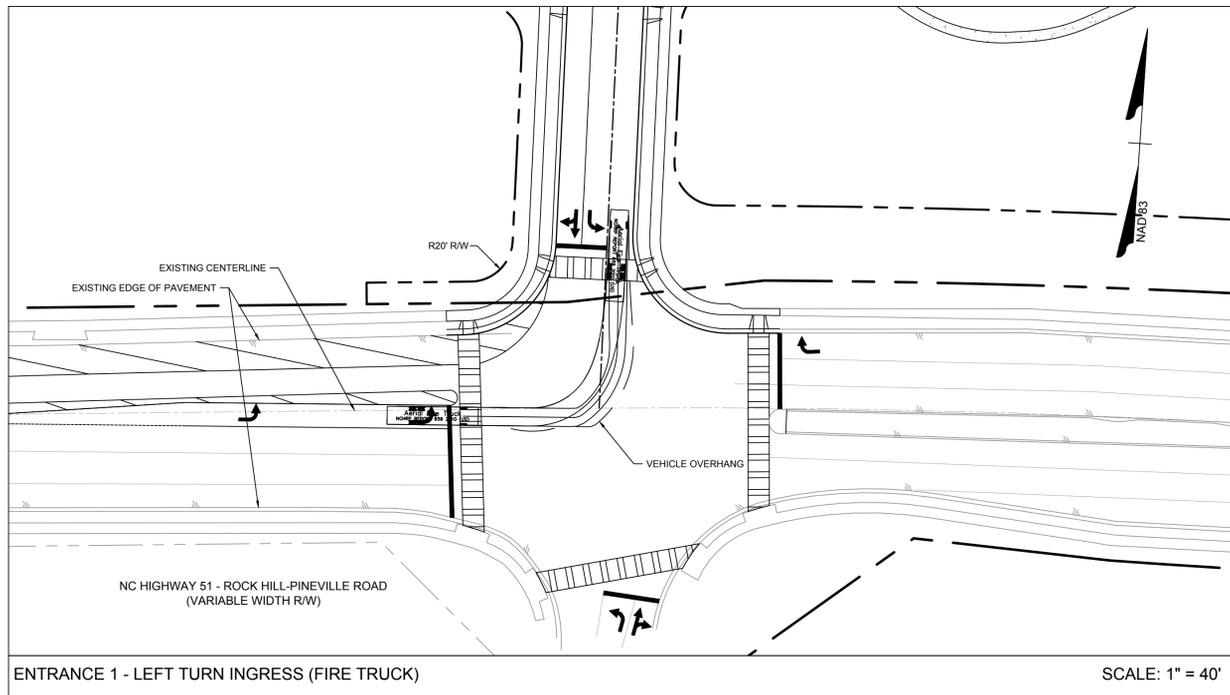
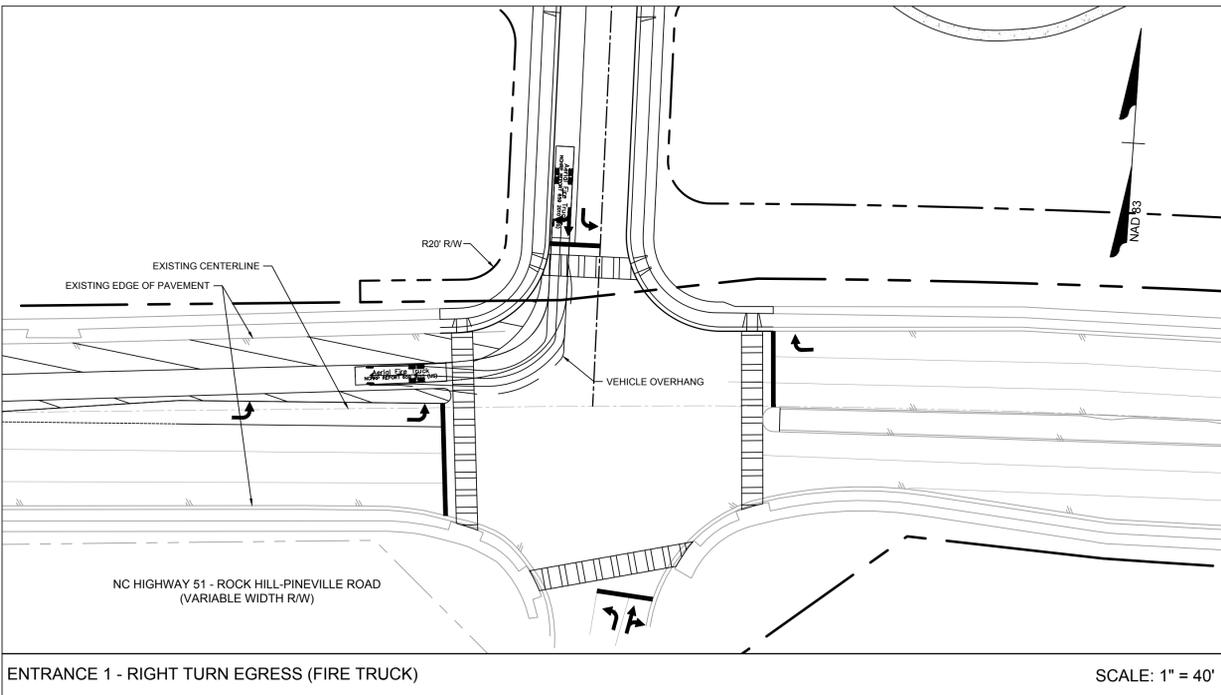
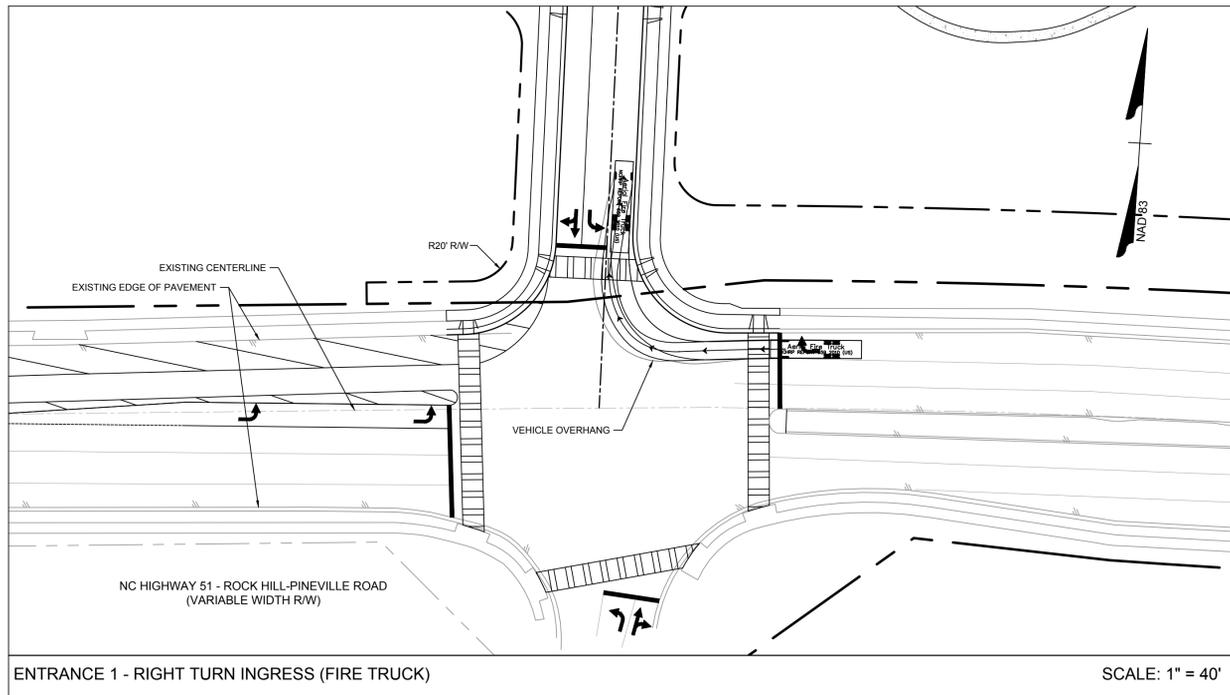
YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP
MILLER FARM
PINEVILLE, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
SITE DETAILS

DATE	REVISION PER COMMENTS
06/18/2021	REVISION PER COMMENTS
08/04/2021	REVISION PER COMMENTS
12/10/2021	REVISION PER COMMENTS
03/04/2022	REVISION PER COMMENTS
04/27/2022	REVISION PER COMMENTS

DATE	01/29/2021
DRAWN BY	K. BRADLEY
DESIGNED BY	K. BRADLEY
CHECKED BY	C. TODD
SCALE	AS SHOWN

JOB NO.	45021
SHEET NO.	RZ-105



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DRB GROUP
Professional Seal: Chris Todd
227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

DATE: 01/29/2021
DRAWN BY: K. BRADLEY
DESIGNED BY: K. BRADLEY
CHECKED BY: C. TODD
SCALE: AS SHOWN

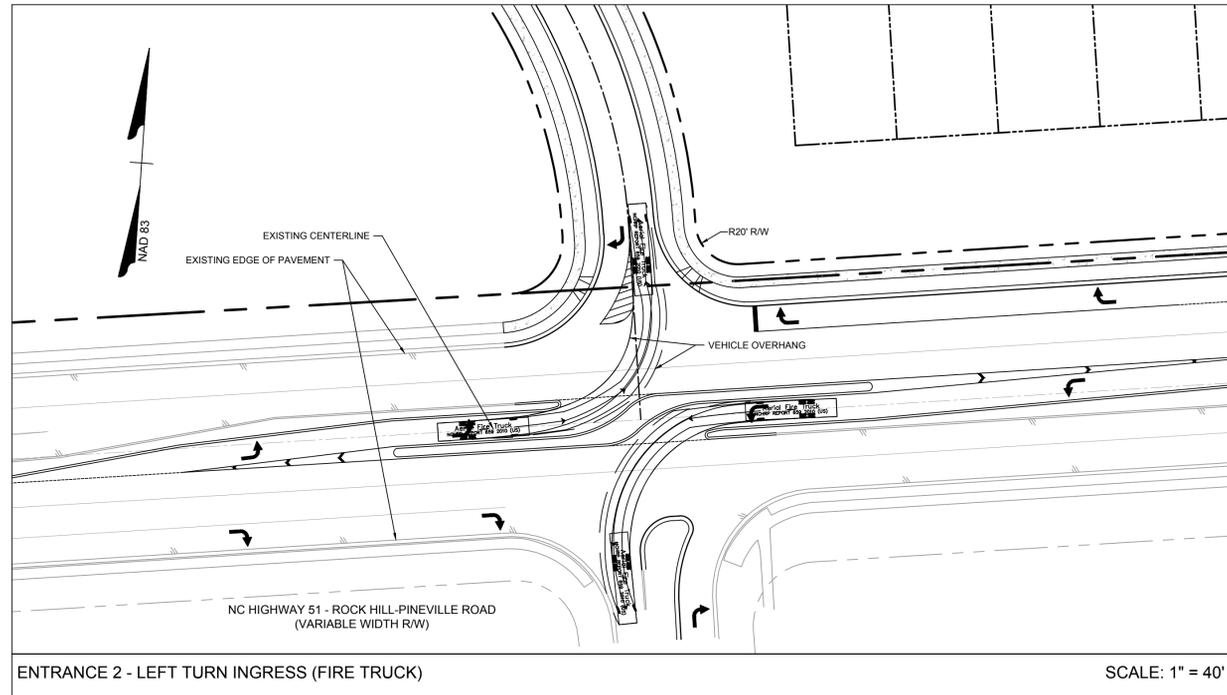
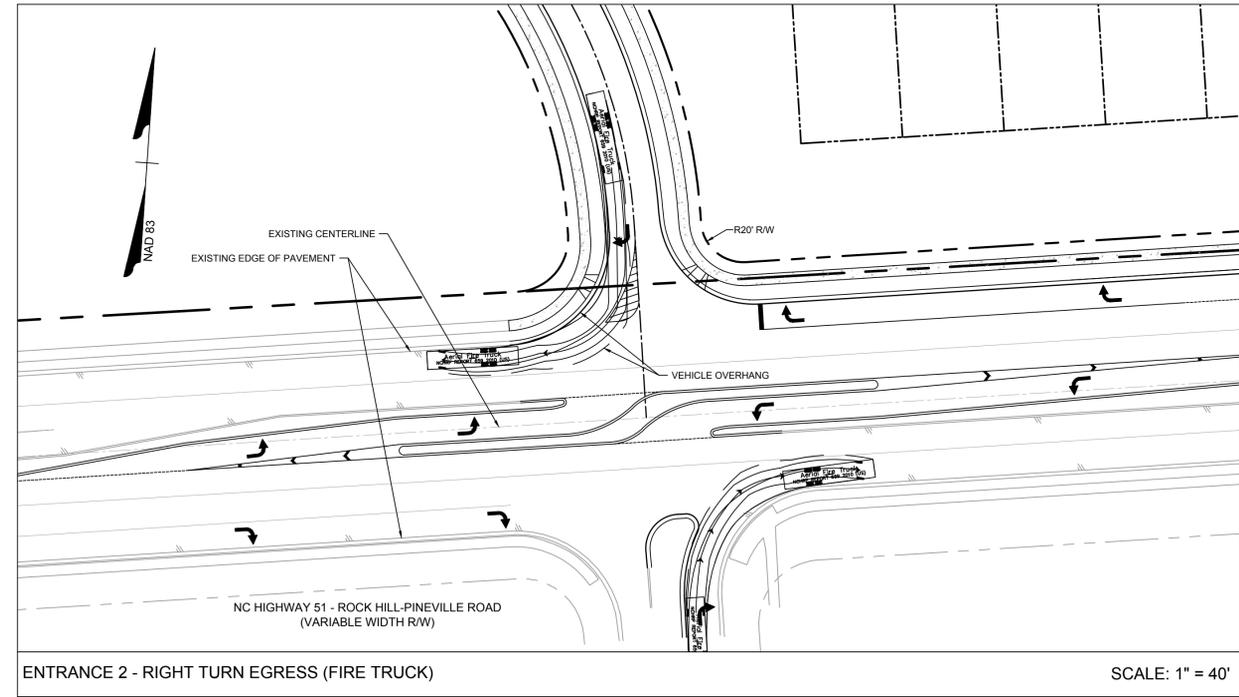
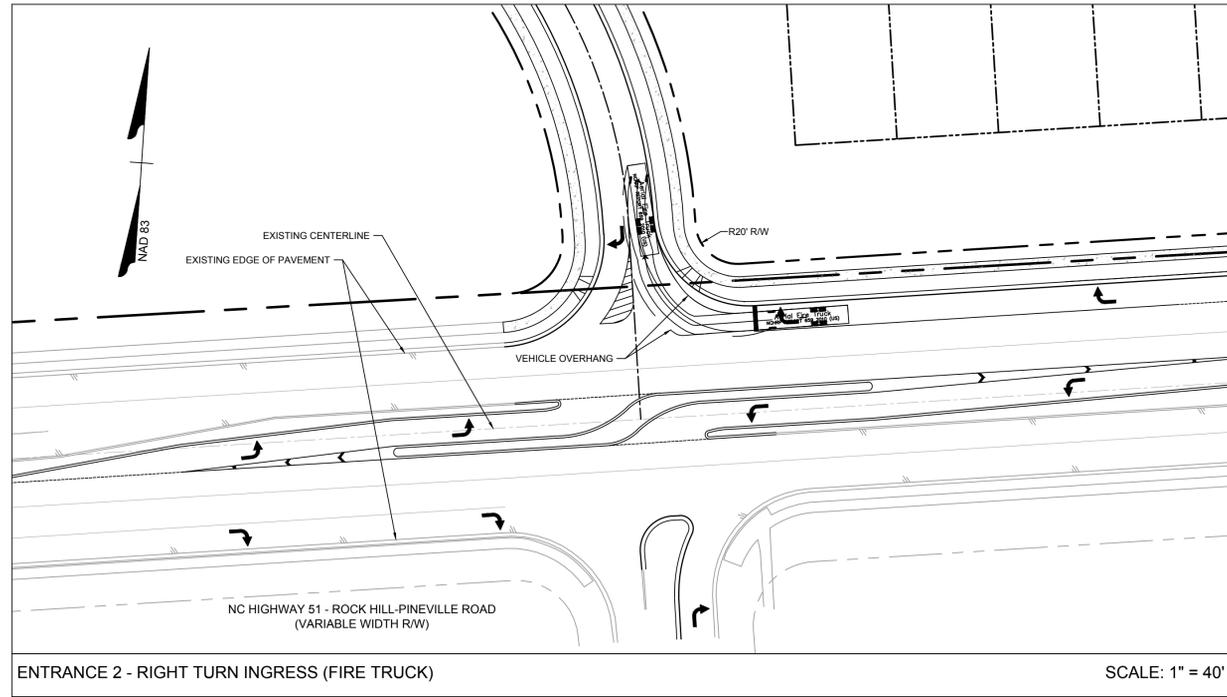
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
NORTH CAROLINA LICENSE NO. C-1652
MILLER FARM
PINEVILLE, NORTH CAROLINA
ENTRANCE 1 VEHICLE TURNING MOVEMENTS

JOB NO. 45021
SHEET NO. RZ-106

DATE	REVISION PER COMMENTS	REVISION DESCRIPTION
06/18/2021	REVISION PER COMMENTS	
08/04/2021	REVISION PER COMMENTS	
12/10/2021	REVISION PER COMMENTS	
03/04/2022	REVISION PER COMMENTS	
04/27/2022	REVISION PER COMMENTS	

S:\10445021-Miller Farm Pineville (Dan Ryan)\DWG\Sheet\Reasoning\45021-C105-ATRN.dwg | Plotted on 4/27/2022 3:54 PM | by Ellie Scanlon

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DRB GROUP
 227 WEST TRADE STREET, SUITE 1610
 CHARLOTTE, NC 28202

DATE
 06/18/2021
 08/04/2021
 12/10/2021
 03/04/2022
 04/27/2022

REVISION DESCRIPTION
 REVISED PER COMMENTS
 REVISED PER COMMENTS
 REVISED PER COMMENTS
 REVISED PER COMMENTS
 REVISED PER COMMENTS

01/29/2021

DRAWN BY
K. BRADLEY

DESIGNED BY
K. BRADLEY

CHECKED BY
C. TODD

SCALE
AS SHOWN

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 NORTH CAROLINA LICENSE NO. C-1652

MILLER FARM
 PINEVILLE, NORTH CAROLINA

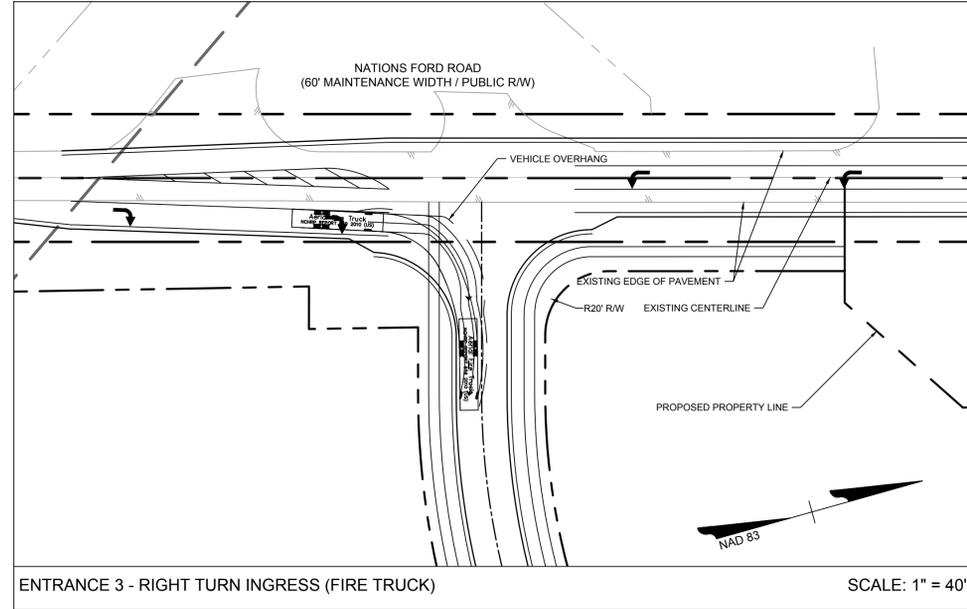
ENTRANCE 2 VEHICLE TURNING MOVEMENTS

JOB NO.
45021

SHEET NO.
RZ-107

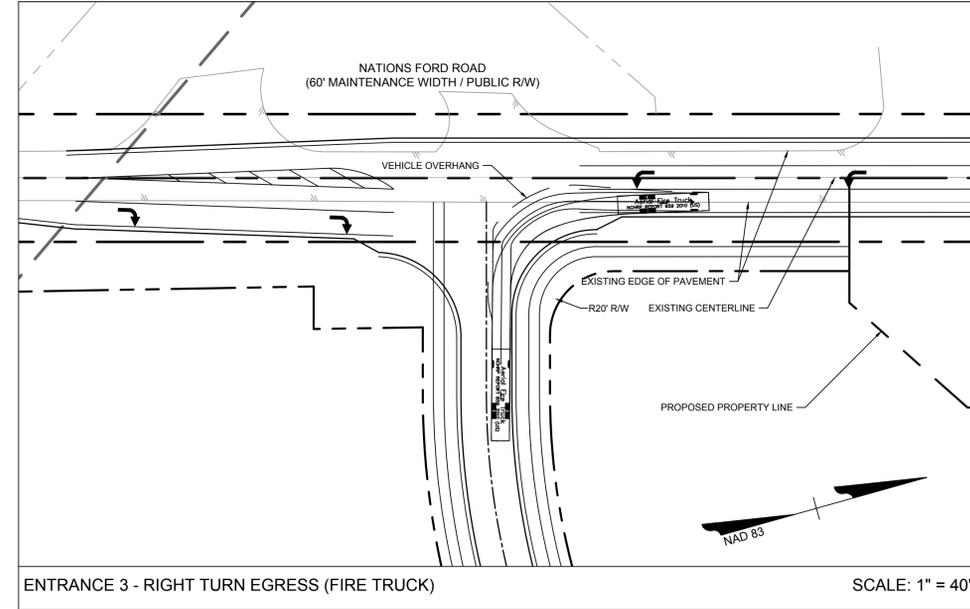
S:\10445021-Miller Farm Pineville (Dan Ryan)\DWG\Sheet\Reasoning\45021-C105-ATRN.dwg | Plotted on 4/27/2022 3:54 PM | by Ellie Scanlon

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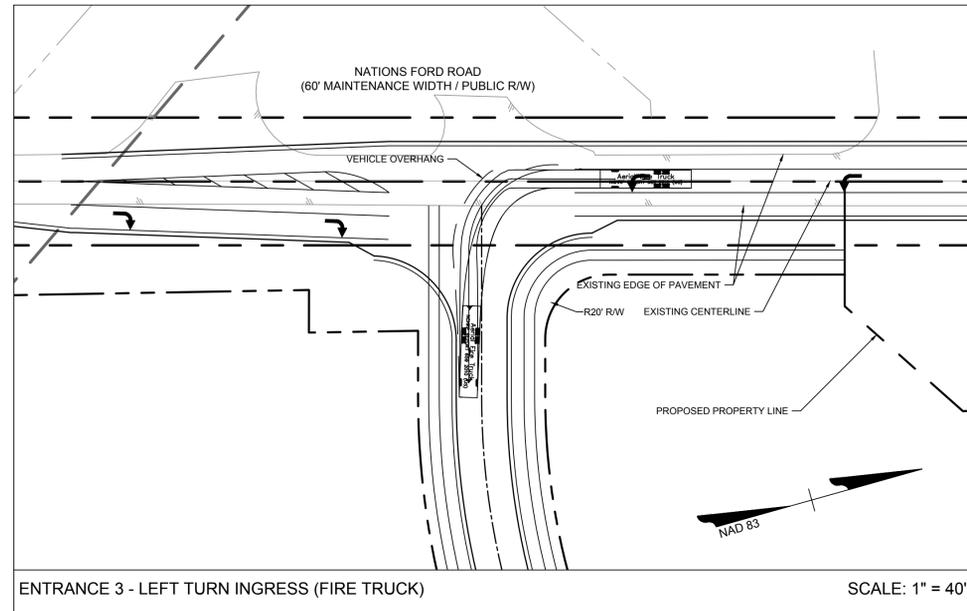
ENTRANCE 3 - RIGHT TURN INGRESS (FIRE TRUCK)

SCALE: 1" = 40'



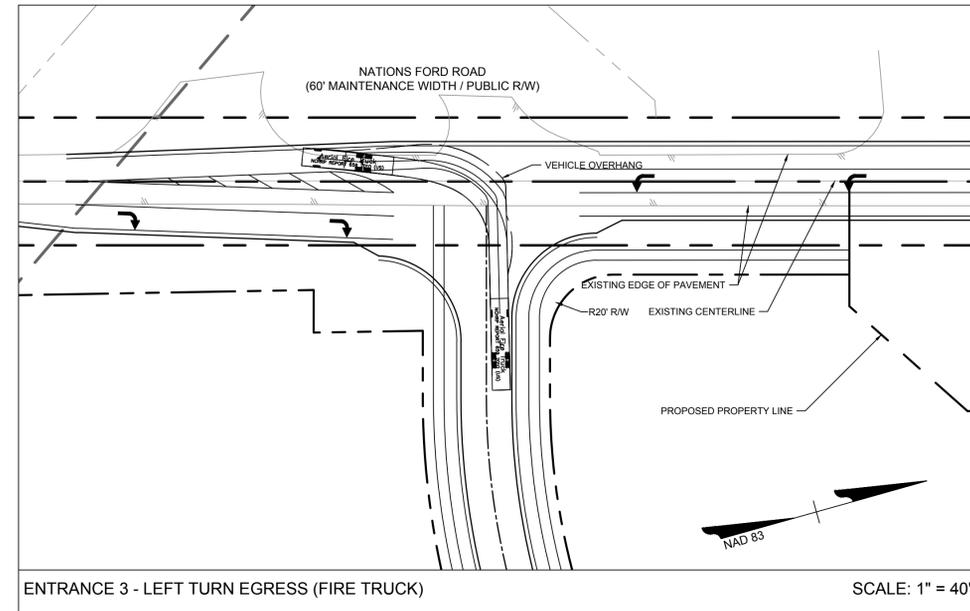
ENTRANCE 3 - RIGHT TURN EGRESS (FIRE TRUCK)

SCALE: 1" = 40'



ENTRANCE 3 - LEFT TURN INGRESS (FIRE TRUCK)

SCALE: 1" = 40'



ENTRANCE 3 - LEFT TURN EGRESS (FIRE TRUCK)

SCALE: 1" = 40'

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Project Contact Email Address: chris.todd@timmons.com

Item 8.

DRB GROUP
Professional Land Consultants
DRB GROUP
227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

DATE	REVISIONS PER COMMENTS	REVISION DESCRIPTION
06/18/2021	REVISION PER COMMENTS	
08/04/2021	REVISION PER COMMENTS	
12/10/2021	REVISION PER COMMENTS	
03/04/2022	REVISION PER COMMENTS	
04/27/2022	REVISION PER COMMENTS	

DRB GROUP
Professional Land Consultants
DRB GROUP
227 WEST TRADE STREET, SUITE 1610
CHARLOTTE, NC 28202

01/29/2021
DRAWN BY
K. BRADLEY
DESIGNED BY
K. BRADLEY
CHECKED BY
C. TODD
SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

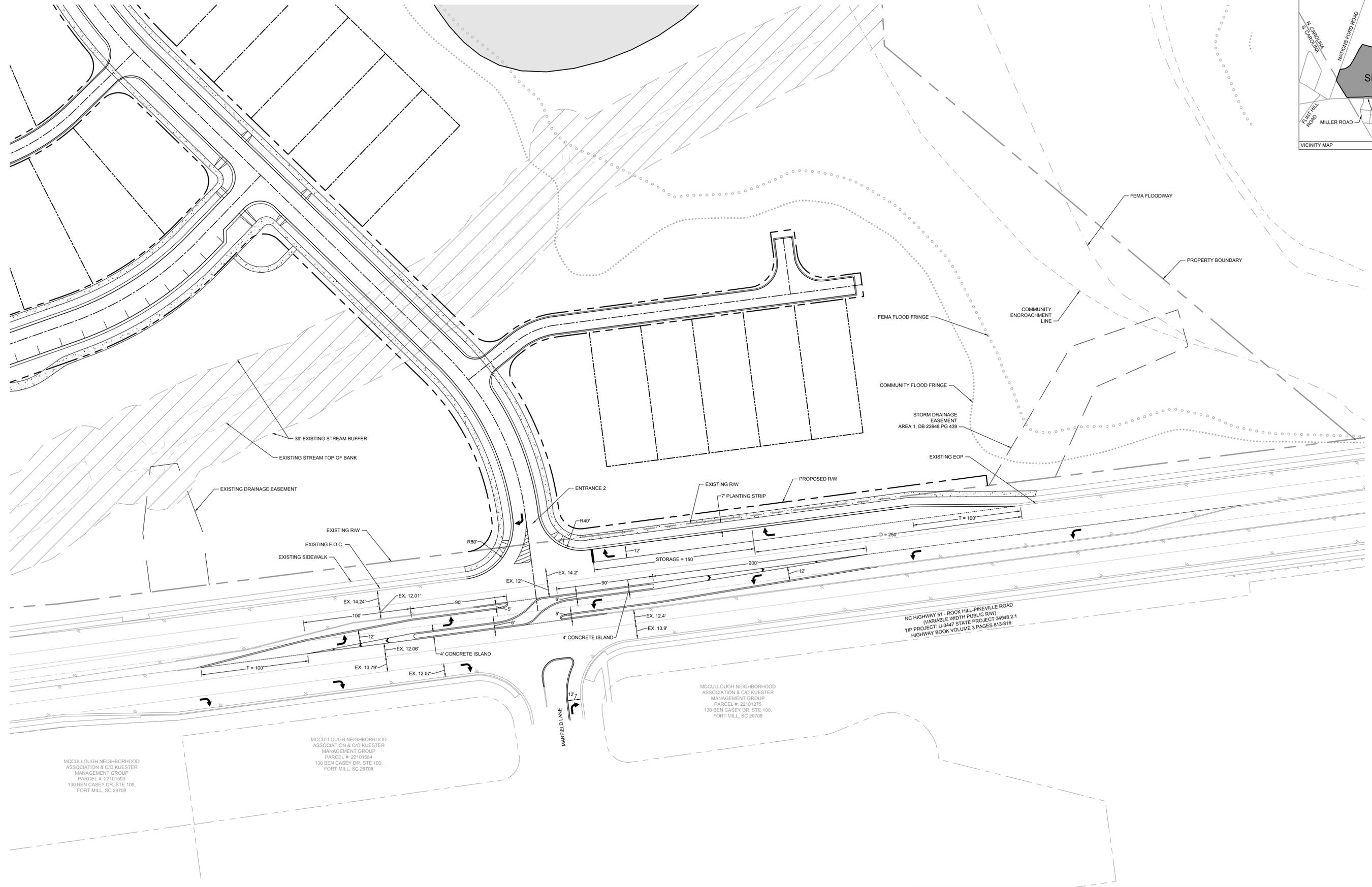
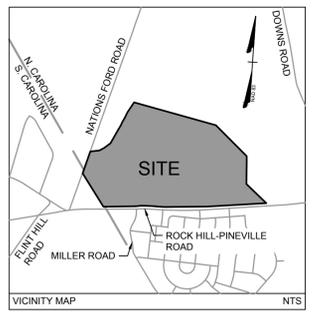
MILLER FARM
PINEVILLE, NORTH CAROLINA

ENTRANCE 3 VEHICLE TURNING MOVEMENTS

JOB NO.
45021

SHEET NO.
RZ-108

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NC HIGHWAY 51 - ROCK HILL-PINEVILLE ROAD
 (VARIABLE WIDTH PUBLIC R/W)
 TIP PROJECT: U-3447 STATE PROJECT 34948.2.1
 HIGHWAY BOOK VOLUME 3 PAGES 813-816

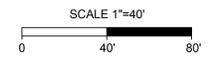
MCCULLOUGH NEIGHBORHOOD
 ASSOCIATION & C/O KUESTER
 MANAGEMENT GROUP
 PARCEL #: 22101275
 130 BEN CASEY DR, STE 100,
 FORT MILL, SC 29708

MCCULLOUGH NEIGHBORHOOD
 ASSOCIATION & C/O KUESTER
 MANAGEMENT GROUP
 PARCEL #: 22101593
 130 BEN CASEY DR, STE 100,
 FORT MILL, SC 29708

MCCULLOUGH NEIGHBORHOOD
 ASSOCIATION & C/O KUESTER
 MANAGEMENT GROUP
 PARCEL #: 22101584
 130 BEN CASEY DR, STE 100,
 FORT MILL, SC 29708

NC HIGHWAY 51 - ENTRANCE 2

Miller Farm - April 13, 2022



TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.



REPRESENTATIVE STREET VIEW
 SINGLE FAMILY FRONT LOAD DETACHED HOMES
 FOR USE ON 48' LOTS

FILE: TH ELEVATIONS 3-30-21.dwg DATE: 3/30/2021 3:33 PM

DATE	CHANGE

DRAWN BY: GDN
 DATE: 5/30/21
 PLAN NO.

DRB
 DRB GROUP
 FIELDING DAN BROWN
 DRB

HOUSE NAME: **CHARLOTTE DIVISION**
 DRAWING TITLE: **HENLEY II ELEVATIONS**

SHEET No.
A.1.1



REPRESENTATIVE ELEVATION
SINGLE FAMILY DETACHED HOME
FOR USE ON 41' AND 48' WIDE LOTS



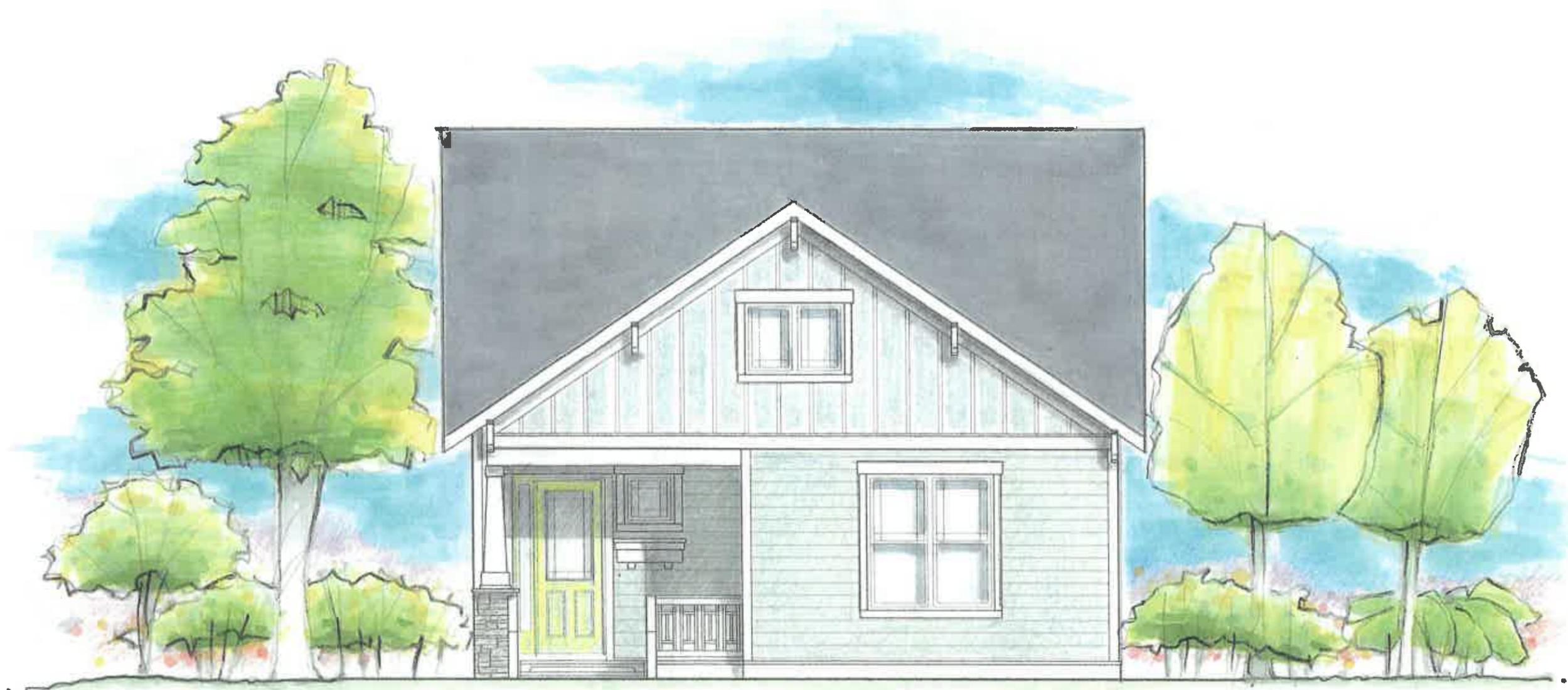
REPRESENTATIVE ELEVATION
SINGLE FAMILY DETACHED HOME
FOR USE ON 41' AND 48' WIDE LOTS



REPRESENTATIVE ELEVATION
SINGLE FAMILY DETACHED HOME
FOR USE ON 41' AND 48' WIDE LOTS



REPRESENTATIVE ELEVATION
SINGLE FAMILY DETACHED HOME
FOR USE ON 41' AND 48' WIDE LOTS



REPRESENTATIVE ELEVATION
SINGLE FAMILY DETACHED HOME
FOR USE ON 41' AND 48' WIDE LOTS



REPRESENTATIVE ELEVATION
SINGLE FAMILY DETACHED HOME
FOR USE ON 41' AND 48' WIDE LOTS



REPRESENTATIVE STREET VIEW
 SINGLE FAMILY ALLEY LOAD DETACHED HOMES
 FOR USE ON 41' LOTS

FILE: TH ELEVATIONS 3-30-21.dwg DATE: 3/30/2021 3:33 PM

CHANGE	
DATE	
DRAWN BY:	ODN
DATE:	3/30/21
PLAN NO.	

DRB
DRB GROUP
 PRECISING
 DRB

HOUSE NAME: **CHARLOTTE DIVISION**
 DRAWING TITLE: **HENLEY II ELEVATIONS**

SHEET No.
A.1.1



REPRESENTATIVE ELEVATIONS
TWO STORY TOWNHOMES

Memorandum



To: Mayor and Town Council

From: Ryan Spitzer

Date: 5/6/2022

Re: Budget Public Hearing

Overview:

For the upcoming Fiscal Year staff worked hard to look at the Strategic Priorities that Council set during the Strategic Visioning Retreat and budget towards those goals. The total budget is \$34,402,702. This equates to a 3.7% increase over last year's budget when taking out the debt costs for the new town hall and library building. The major factors for this increase are due to increases in goods and salaries due to inflation and capital improvement needs.

Revenues are expected to increase from last year due to our recovery from COVID-19. Sales taxes are expected to come in well above the town's budgeted numbers for FY22 and we believe this will carry forward to the upcoming fiscal budget. Town staff also anticipates lodging taxes to begin to increase slowly from what we are seeing this year. The FY23 Budget keeps the tax rate at \$0.33. Some fees in the General Fund, CLEC, and ILEC will be increasing. The wholesale rate paid by the town for electricity will decrease this year which means the Electric Fund will not have a fee increase this year. In fact, trends show a fee increase will not have to happen for two years. These fees are spelled out in our agreement with NCMPA1, the agency that we are a part of to buy wholesale power. These increases are reflected in the REPS Schedule.

Expenses have stayed relatively flat from last year for most departments. For expenses that have risen the Town is also seeing an increase in grant funds and other agency contributions to offset these costs. For example, of the \$1.8 million loan payment for the new town hall and library the town will see 42% of this come back as a lease payment from the Library System. As always, the Town put a large emphasis on Public Safety in our budget which is reflected by these two departments being 45% of General Fund spending. Contracts for Public Safety continue to increase each year.

The FY23 Budget continues to make investments in capital projects that have been pushed aside in years past. To guide this spending, we are relying on the planning documents that were completed in FY21 to include the PARC Masterplan and the Mobility study. The budget has \$500,000 for a new turn lane on Lowry St. that will help traffic flow and over \$700,000 towards sidewalk and other mobility projects to help connect neighborhoods to downtown. Over the past

several years residents have consistently stated that sidewalk networks and mobility around town were their number one priority, so staff has tried to budget towards these goals.

During the Public Hearing Council will have a chance to listen to citizen comments on the budget. After the Public Hearing Council can discuss the budget and make any necessary changes they see as long as taxes, fees, and rates do not increase. I will present the Manager's Budget Statement as part of the June Meeting when all of the details are finalized with the FY22-23 Budget.

Electric Fund

REPS Rider – This is a generic version of the REPS Rider with rates updated to match Wholesale Rate Rider 15 as approved by the Rate Committee currently pending approval by the Boards. Please update to this version of the REPS rider in order to keep retail revenue recovery consistent with wholesale power costs.

Renewable Energy Credit Rider 1 (RECR-1) – This is a generic RECR-1 rider for your consideration typically used for a Buy All/Sell All meter configuration. This Rider, and the recommended rates, can be customized for your city/town. The recommended rates, in the attachment, are based on Agency level avoided costs. Please contact us if you need assistance. Please consider incorporating this into your rate making and/or budget process, as appropriate, prior to the start of the fiscal year. Additionally, we recommend you consider providing your customers with several renewable rate options either through a Net Billing Rider or advanced rates structures like Time-of-Use (TOU). Implementing advanced rate structures require advanced metering infrastructure like AMI.

Attachments:

Budget Ordinance

Proposed Fees – General Fund, Electric (Fees, REPS, RIDERS), Telephone, Internet



ADMINISTRATION

Notary – \$3
Copies (8.5 x 11) – \$.15 per page
Audio/Information on available media – \$10
Returned Check –\$35

PLANNING AND LAND DEVELOPMENT

Sign Permit – \$25
Zoning Verification – \$30
Copies (8.5 x 11) – \$.15 per page
Plotted Maps – \$10
Standard Maps (printed from regular printer) – \$3
Large Format Scans – \$20/page
Subdivision Ordinance – 50 pages, \$7.50
Zoning Ordinance – 234 pages, \$35
Overlay District (color) – 60 pages, \$30
Audio/Information on available media – \$10
Returned Check- \$35

Subdivisions:

Preliminary Plan Residential (Major) – \$500 plus \$5 per lot/unit
Preliminary Plan Residential (Minor) – \$150 plus \$5 per lot
Preliminary Plan Commercial, Mixed-Use, and All Other – \$800 plus \$5 per lot
Lot Recombination – \$50

Final Plats:

Final Residential Subdivision Plat (Major)- \$250
Final Residential Subdivision Plat (Minor) – \$200
Final Plat All Others – \$200
Revisions to Final Plats – \$100

Variances and Appeals:

Subdivision Variance or Appeal – \$350
Residential Variance or Appeal (Individual Homeowner) – \$200
Commercial, Mixed-Use, and All Other Variance or Appeals – \$400

Rezoning and Conditional Uses:

Rezoning - \$1,000
Conditional Site Specific Zoning and Rezoning - \$1,000

Text Amendments:

Text Amendments- \$400

Site Plan Review:

Sketch Plan Review- \$0
Class I All Individual Residential Permits (where required) such as accessory structures, additions, etc. – \$30
Class II Accessory Non-Residential Permits (where required) such as ATM’s, dumpsters, walls, fences, etc.- \$75
Class III parking lots, façade modifications, canopies, change of uses, and expansions up to 5,000 sq ft.- \$100
Class IV Construction and Expansion from 5,000 to 30,000 sq ft.- \$200
Class V Construction, Expansion, and Similar over 30,000 sq ft.- \$500
Re-Review Fee (3rd and subsequent reviews) – \$50/hour

UTILITIES

Deposits:

Residential (Rental only) - Electric: \$125 / Telephone: \$60 per line
Commercial - Electric: \$400 / Telephone: \$60 per line
Restaurant/Lounge - Electric: \$1,000 / Telephone: \$60 per line

Reconnect Fees:

Residential - Electric: \$50 / Telephone: \$10 / Internet: \$50
Commercial - Electric: \$200 / Telephone: \$10 / Internet: \$50

Meter Tampering- \$150
Returned Check- \$35
Copies (8.5 x 11) – \$.15 per page

Pineville Communication Systems:

Residential Phone Line – \$27.00 (does not include tax, toll, features or long distance)
Commercial Line Rates – \$37.00 (Single - not including tax, toll, features or long distance)

Gym Rentals:

Resident - \$25 per hour Non-Resident - \$35 per hour For-Profit: \$50 per hour
Guest Fee Open Gym - \$5 per day

Shelter Rentals:

Small Shelters (Jack Hughes Park and Lake Park)

Weekday Rental (M-TH) –	Resident –	Half Day - \$10	All Day - \$20
	Non-Resident –	Half Day - \$40	All Day - \$80
Weekend Rental (F-Sun) –	Resident –	Half Day - \$25	All Day - \$50
	Non-Resident –	Half Day - \$60	All Day - \$120

Medium Shelter (Lake Park)

Weekday Rental (M-TH) –	Resident –	Half Day - \$15	All Day - \$30
	Non-Resident –	Half Day - \$55	All Day - \$110
Weekend Rental (F-Sun) –	Resident –	Half Day - \$25	All Day - \$50
	Non-Resident –	Half Day - \$75	All Day - \$125

Large Shelter (Lake Park)

Weekday Rental (M-TH) –	Resident –	Half Day - \$25	All Day - \$50
	Non-Resident –	Half Day - \$75	All Day - \$150
Weekend Rental (F-Sun) –	Resident –	Half Day - \$40	All Day - \$60
	Non-Resident –	Half Day - \$100	All Day - \$175

Outdoor Stage (Lake Park) \$50 per hour

Summer Camp Fees:

First Child	Resident - \$80 per week	Non-Resident - \$100 per week
Second Child	Resident - \$70 per week	Non-Resident - \$90 per week

After Camp Fees:

Any Child	Resident - \$30 per week	Non-Resident - \$40 per week
-----------	--------------------------	------------------------------

Other Recreation Programs not listed:

Some program fees are based on the number of participants or set by the outside instructor.

Fall Fest:

Arts and Crafts	(10 X 10) - Resident - \$50	Non-Resident - \$100
	(10 X 20) - Resident - \$100	Non-Resident - \$175
Business Vendors	(10 X 10) - \$150	
	(10 X 20) - \$300	
Non-Profit	(10 X 10) - Resident - \$50	Non-Resident - \$100
	(10 X 20) - Resident - \$100	Non-Resident - \$125

Food Tent / Cart -	(10 X 10) -	Resident - \$150	Non-Resident - \$300
	(10 X 20) -	Resident - \$175	Non-Resident - \$350
Food Truck / Trailer -		Resident - \$350	Non-Resident - \$375

Arts in the Park:

Arts and Crafts (10 X 10) -	Resident - \$25	Non-Resident - \$50
Food Truck / Trailer -	Resident - \$100	Non-Resident - \$100

City of _____
Electric Rate Rider REPS
Renewable Energy Portfolio Standards (REPS) Charge

Applicability

The Renewable Energy Portfolio Standards Charge set forth in this Rider is applicable to all customer accounts receiving electric service from the City of _____ (“City”), except as provided below. These charges are collected for the expressed purpose of enabling the City to meet its Renewable Energy Portfolio Standards compliance obligations as required by the North Carolina General Assembly in its Senate Bill 3 ratified on August 2, 2007.

Billing

Monthly electric charges for each customer account computed under the City’s applicable electric rate schedule will be increased by an amount determined by the table below:

<u>Customer Type</u>	<u>Monthly Charges</u>		
	<u>Renewable Resources</u>	<u>DSM/Energy Efficiency</u>	<u>Total REPS Charge</u>
Residential Account	\$ 0.85	\$ 0.00	\$ 0.85
Commercial Account	\$ 4.65	\$ 0.00	\$ 4.65
Industrial Account	\$47.92	\$ 0.00	\$47.92

Exceptions

Industrial and Commercial Customer Opt-out

All industrial customers, regardless of size, and large commercial customers with usage greater than one million kWh’s per year can elect not to participate in City’s demand-side management and energy efficiency measures in favor of its own implemented demand-side management and energy efficiency measures by giving appropriate written notice to the City. In the event such customers “opt-out”, they are not subject to the DSM/Energy Efficiency portion of the charges above. All customers are subject to the Renewable Resources portion of the charges above.

Auxiliary Service Accounts

The following service schedules will not be considered accounts because of the low energy use associated with them and the near certainty that customers served under these schedules already will pay a per account charge under another residential, commercial or industrial service schedule:

- Schedule _____ – Outdoor Lighting Service (metered and unmetered)
- Schedule _____ – Street and Public Lighting Service
- Schedule _____ – Traffic Signal Service
- Etc.

Sales Tax

Applicable North Carolina sales tax will be added to charges under this Rider.

Effective for service rendered after July 1, 2022.

Adopted _____.

DRAFT

**City of _____
Renewable Energy Credit Rider
Electric Rate Rider RECR-1**

AVAILABILITY

This optional rate rider is available to customers on any City of _____ (“City”) rate schedule who operate solar photovoltaic, wind powered, or biomass-fueled generating systems, with or without battery storage, located and utilized at the customer’s primary residence or business. To qualify for this rate rider, the customer must have complied with the City’s Interconnection Standards and have an approved Interconnection Request Form. As part of the Interconnection Request Form approval process, the City retains the right to limit the number and size of renewable energy generating systems installed on the City’s System. The generating system that is in parallel operation with service from the City and located on the customer’s premises must be manufactured, installed, and operated in accordance with all governmental and industry standards, in accordance with all requirements of the local code official, and fully conform with the City’s applicable renewable energy interconnection interface criteria. Qualified customers must be generating energy for purposes of a “buy-all/sell-all” arrangement to receive credits under this rate rider. That is, the City agrees to buy all and the customer agrees to sell all of the energy output and associated energy from the renewable energy resource. Customers with qualified systems may also apply for NC GreenPower credits or sell Renewable Energy Certificate (“REC”) credits.

All qualifying facilities have the option to sell energy to the City on an “as available” basis and receive energy credits based on the Variable Rates identified in this Rider for the delivered energy.

MONTHLY CREDIT

Avoided Cost Credit Rate** (\$ per kWh):

	<u>Variable</u>
On-peak energy*	\$0.0321
Off-peak energy	\$0.0110

* These energy credits include a capacity component.

**For generation equal to or less than 20 kW the on-peak energy avoided cost credit rate can be applied to all hours.

MONTHLY ENERGY

Monthly Energy shall be the total kWh of energy produced by the generating facility during the current calendar month. All energy produced by the Customer’s renewable energy generating system must be delivered to the City, since the city does not offer net metering at this time.

ON-PEAK ENERGY

On-Peak Energy shall be the metered energy during the On-Peak Energy Period of the current calendar month, whereby the On-Peak Energy Period is defined as non-holiday weekdays from 7:00 AM to 11:00 PM EPT.

OFF-PEAK ENERGY

Off-Peak Energy shall be the Monthly Energy less the amount of energy billed as On-Peak Energy.

CONTRACT PERIOD

Prior to receiving service under this Rider, the City and the customer shall have entered either an Interconnection Agreement or executed a Certificate of Completion (inverter-based generators less than 20 kW) and a Power Purchase Agreement which covers the special terms and conditions for the customer's requirements related to the interconnection of the customer's renewable energy generating system.

Each of these agreements shall have a minimum term of one (1) year. Either party may terminate the agreements after one year by giving at least thirty (30) days previous notice of such termination in writing.

GENERAL

Service under this Rider is subject to the provisions of the Service Regulations of the City contained in the City Code of Ordinances. *[Use name of regulations and ordinances appropriate to municipal.]*

SPECIAL CONDITIONS

The customer's service shall be metered with two meters, one of which measures all energy provided by the City and used by the customer, and the other measures the amount of energy generated by the customer's renewable energy generator which is provided to the City.

In the event that the City determines that it is necessary to install any additional equipment to protect the safety and adequacy of electric service provided to other customers, the customer shall pay for the cost of such equipment in accordance with the terms of its Power Purchase Agreement.

Effective July 1, 2022.

**Town of Pineville
Retail Electric Rates
Effective July 1, 2021**

Schedule 11 - Residential

	<u>Summer</u>	<u>Non-Summer</u>
Basic Facilities Charge	\$10.37	\$10.37
First 500 kWh	0.10353	0.10353
Next 500 kWh	0.11928	0.11928
All over 1,000 kWh	0.11597	0.10998

Schedule 12 - Residential All Electric

	<u>Summer</u>	<u>Non-Summer</u>
Basic Facilities Charge	\$10.37	\$10.37
First 500 kWh	0.10353	0.10353
Next 500 kWh	0.11168	0.11168
All over 1,000 kWh	0.11026	0.09189

Schedule 13 - Small Commercial

Minimum Demand: 30 kW	<u>Summer</u>	<u>Non-Summer</u>
I. Basic Facilities Charge	\$17.17	\$17.17
II. Demand Charge:		
First 30 kW	No Charge	No Charge
All kW Over 30 kW	\$8.97	\$6.09
III. Energy Charge:		
For the First 100 kWh per kW Billing Demand per Month		
First 3,000 kWh	0.15015	0.15015
All Over 3,000 kWh	0.07303	0.07303
For the Next 200 kWh per kW Billing Demand per Month		
All kWh	0.09477	0.09477
For All Over 300 kWh per kW Billing Demand per Month		
All kWh	0.07541	0.07541

Applicable NC sales tax will be added to charges derived from rates above.

Summer = Monthly billings for June through September

Non-Summer = Monthly billings for October through May

**Town of Pineville
Retail Electric Rates
Effective July 1, 2020**

Schedule 14 - Medium Commercial

Minimum Demand: 30 kW	<u>Summer</u>	<u>Non-Summer</u>
Minimum Bill	\$66.30	\$66.30
I. Basic Facilities Charge	\$21.49	\$21.49
II. Demand Charge:		
All kW	\$8.97	\$6.09
III. Energy Charge:		
For the First 100 kWh per kW Billing Demand per Month All kWh	0.08060	0.08060
For the Next 200 kWh per kW Billing Demand per Month All kWh	0.07948	0.07948
For All Over 300 kWh per kW Billing Demand per Month All kWh	0.07824	0.07824

Schedule 15 - Large Commercial

Minimum Demand: 30 kW	<u>Summer</u>	<u>Non-Summer</u>
Minimum Bill	\$66.30	\$66.30
I. Basic Facilities Charge	\$21.49	\$21.49
II. Demand Charge:		
All kW	\$8.99	\$6.11
III. Energy Charge:		
For the First 100 kWh per kW Billing Demand per Month All kWh	\$0.09163	\$0.09163
For the Next 200 kWh per kW Billing Demand per Month All kWh	\$0.07876	\$0.07876
For All Over 300 kWh per kW Billing Demand per Month All kWh	\$0.06794	\$0.06794

Applicable NC sales tax will be added to charges derived from rates above.
Summer = Monthly billings for June through September

Non-Summer = Monthly billings for October through May

Sheet 3 of 4

**Town of Pineville
Retail Electric Rates
Effective July 1, 2020**

Schedule 16 - Very Large Commercial

Minimum Demand: 30 kW	<u>Summer</u>	<u>Non-Summer</u>
Minimum Bill	\$66.30	\$66.30
I. Basic Facilities Charge	\$21.49	\$21.49
II. Demand Charge:		
All kW	\$8.97	\$6.09
III. Energy Charge:		
For the First 100 kWh per kW Billing Demand per Month All kWh	\$0.07660	\$0.07660
For the Next 200 kWh per kW Billing Demand per Month All kWh	\$0.07445	\$0.07445
For All Over 300 kWh per kW Billing Demand per Month All kWh	\$0.06958	\$0.06958

Schedule 17 - 3,000 kW+ Commercial

Minimum Demand: 30 kW	<u>Summer</u>	<u>Non-Summer</u>
Minimum Bill	\$66.30	\$66.30
I. Basic Facilities Charge	\$21.49	\$21.49
II. Demand Charge:		
All kW	\$8.97	\$6.09
III. Energy Charge:		
For the First 100 kWh per kW Billing Demand per Month All kWh	\$0.07070	\$0.07070
For the Next 200 kWh per kW Billing Demand per Month All kWh	\$0.07062	\$0.07062
For All Over 300 kWh per kW Billing Demand per Month All kWh	\$0.07022	\$0.07022

Applicable NC sales tax will be added to charges derived from rates above.

Summer = Monthly billings for June through September

Non-Summer = Monthly billings for October through May

**Town of Pineville
Retail Electric Rates
Effective July 1, 2020**

Schedule 18 - Outdoor Lighting

	Existing Pole	New Pole (35 ft.)	Underground Service*
175W Mercury Vapor (MV)	\$8.94	\$17.76	\$23.16
100W High Pressure Sodium Vapor (HPSV)	\$11.00	\$21.32	\$26.67
250W Mercury Vapor (MV)	\$15.47	\$27.23	\$32.48
250W High Pressure Sodium Vapor (HPSV)	\$20.00	\$31.77	\$36.92
400W High Pressure Sodium Vapor (HPSV)	\$21.54	\$33.32	\$38.43

*Underground service is available for lights within 150 feet from service pole. For distances exceeding 150 feet, a charge of \$0.0884 for each additional 10 feet will be applied.

Applicable NC sales tax will be added to charges derived from rates above.
Summer = Monthly billings for June through September

Non-Summer = Monthly billings for October through May

DRAFT

ORDINANCE NO. _____

**TOWN OF PINEVILLE, NORTH CAROLINA
2022-2023 BUDGET ORDINANCE**

BE IT ORDAINED by the Town Board of Pineville, North Carolina:

Section One. The following amounts are hereby appropriated in the General Fund at the function level for the operation of the town government and its activities for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

General Government	\$ 4,081,138
Public Safety	7,527,994
Transportation / Public Works	1,649,670
Environmental Protection	1,203,261
Recreation / Cultural / Tourism	2,054,331
Contingency	<u>100,000</u>
TOTAL GENERAL FUND APPROPRIATIONS	<u>\$ 16,616,394</u>

Section Two. It is estimated that the following revenues will be available in the General Fund for fiscal year beginning July 1, 2022 and ending June 30, 2023:

Ad Valorem Taxes - Property	\$8,332,398
Ad Valorem Taxes - DMV	365,329
Payment in Lieu of Taxes	40,000
Powell Bill	269,000
Franchise Taxes	1,000,000
Local Option Sales Tax	2,175,000
Stormwater Fees	450,000
Occupancy Tax	400,000
Prepared Food and Beverage Tax	692,188
U Drive It Tax	283,100
Miscellaneous Revenue	2,404,818
Transfers from Other Funds	192,061
Investment Earnings	12,500
Fund Balance Appropriated	<u>-</u>
TOTAL GENERAL FUND REVENUES	<u>\$16,616,394</u>

Section Three. The following amounts are hereby appropriated at the fund level in the Emergency Telephone System Fund for the operation of the emergency telephone operations for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Emergency System Operations and Capital Outlay	<u>\$ 155,058</u>
------------------------------------------------	-------------------

Section Four. It is estimated that the following revenues will be available in the Emergency Telephone System Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Fund Balance Appropriated	\$ 155,058
Investment Earnings	-
	<hr/>
	<u>\$ 155,058</u>

Section Five. The following amounts are hereby appropriated at the fund level in the Electric Fund for the operation of the electric utility for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Electric Operations and Capital Outlay	<u>\$ 14,433,000</u>
----------------------------------------	----------------------

Section Six. It is estimated that the following revenues will be available in the Electric Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Electric Usage Charges	\$ 14,383,000
Investment Earnings	10,000
Other Revenues	40,000
Fund Balance Appropriated	-
	<hr/>
TOTAL ELECTRIC FUND REVENUES	<u>\$ 14,433,000</u>

Section Seven. The following amounts are hereby appropriated in the ILEC Telephone Fund for the operation of the telephone utility for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

ILEC Telephone Operations and Capital Outlay	\$ 1,731,200
Transfer to Other Funds	213,300
	<hr/>
	<u>\$ 1,944,500</u>

Section Eight. It is estimated that the following revenues will be available in the ILEC Telephone Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

ILEC Charges	\$ 1,282,700
Investment Earnings	-
Fund Balance Appropriated	661,800
	<hr/>
TOTAL ILEC TELEPHONE FUND REVENUES	<u>\$ 1,944,500</u>

Section Nine. The following amounts are hereby appropriated in the CLEC Telephone Fund for the operation of the telephone utility for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

CLEC Telephone Operations and Capital Outlay	\$ 1,253,750
----------------------------------------------	--------------

Section Ten. It is estimated that the following revenues will be available in the CLEC Telephone Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

CLEC Charges	\$ 1,040,450
Transfer from Other Funds	213,300
	<hr/>
TOTAL CLEC TELEPHONE FUND REVENUES	\$ 1,253,750

Section Eleven. The following amounts are hereby appropriated in the Rate Stabilization Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Rate Stabilization	\$ -
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Section Twelve. It is estimated that the following revenues will be available in the Rate Stabilization Fund for the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Fund Balance Appropriated	\$ -
Investment Earnings	-
	<hr/>
	\$ -

Section Thirteen. There is hereby levied a tax at the rate of thirty-three cents (\$0.33) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2022 for the purpose of raising the Ad Valorem Tax revenue listed in the General Fund in Section 2 of this ordinance. This revenue is based on a total valuation of property for the purposes of taxation of \$2,651,014,116 and an estimated rate of collection of approximately 99.0%.

TOTAL TAX RATE PER ONE HUNDRED DOLLARS (\$100)	
APPRAISED VALUATION FOR GENERAL FUND	\$ 0.3300

Section Fourteen. The fees, rates and charges as shown in Attachment A are amended effective as of July 1, 2022 for the purpose of billing and raising revenues as set forth in the foregoing estimates of revenues, and in order to finance the foregoing appropriations.

Section Fifteen. The Budget Officer and/or Finance Director are hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. Amounts may be transferred between line-item expenditures within a function without limitation or notification. These changes should not result in increases in recurring obligations such as salaries.
- b. Amounts up to \$50,000 may be transferred between functions, including contingency appropriations, within the same fund. An official report on such transfers must be made at the next regular meeting of the Governing Board.
- c. Amounts may not be transferred between funds, except as approved by the Governing Board in the Budget Ordinance as amended

Section Fifteen. Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and to the Budget Officer and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Adopted this 14th day of June, 2022.

Mayor John Edwards

Attest:

Town Clerk Lisa Snyder



Department Update

PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: 05/01/22

Re: **Public Works Updates**

Leitner Drive: The sinkhole that was brought to your attention last month has been repaired.
(see pictures #1 & 2)

Cone Avenue Blockage: There was a storm water blockage running through the mill parking lot affecting drainage on Cone Avenue and James Street. In order to clear the blockage, it was necessary for us to jet-vac 530 LFT of storm drain.

McCullough: The storm water pipe review problems found by the engineer have been sent to the developer and repairs are being made.

Miller Street: As-builts submitted to Mecklenburg County are still under review.

Lynnwood/Lakeview: All the easement exhibits have been delivered to the parties affected. We are waiting for the engineer to complete one section of the drawing and submit the exhibits to the Town.

College Street Drainage: There were some drainage issues and our Street/Stormwater Crews improved some drainage issues to alleviate the problem (see pictures #3 & 4)

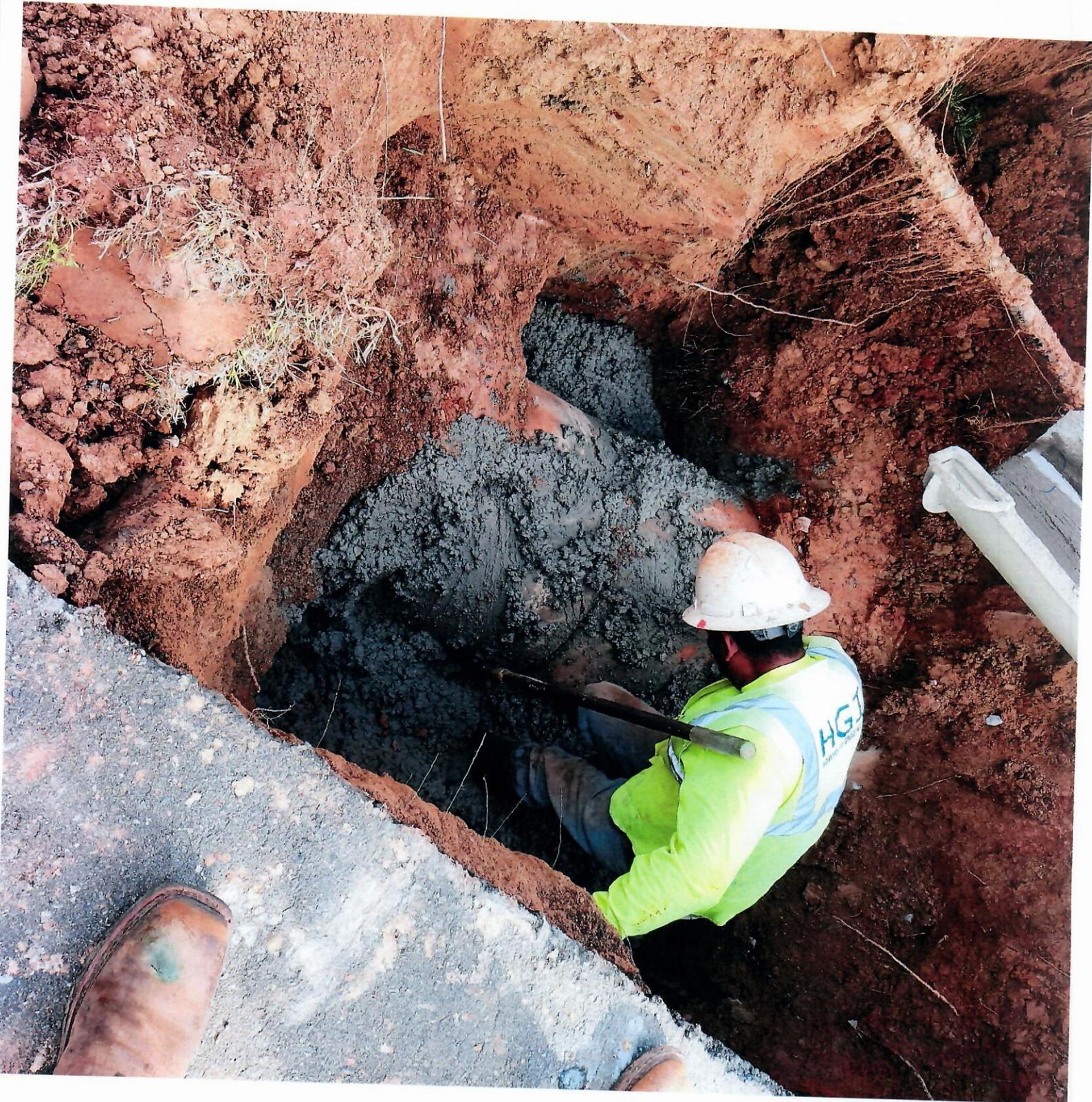
Lowery Street: Our engineer has received the survey and is working on the alignments and profiles pertaining to drafting a set of plans.

Hwy 51 Sidewalks: We currently have no start date on this project; however, Red Clay states the Town is next on the list.

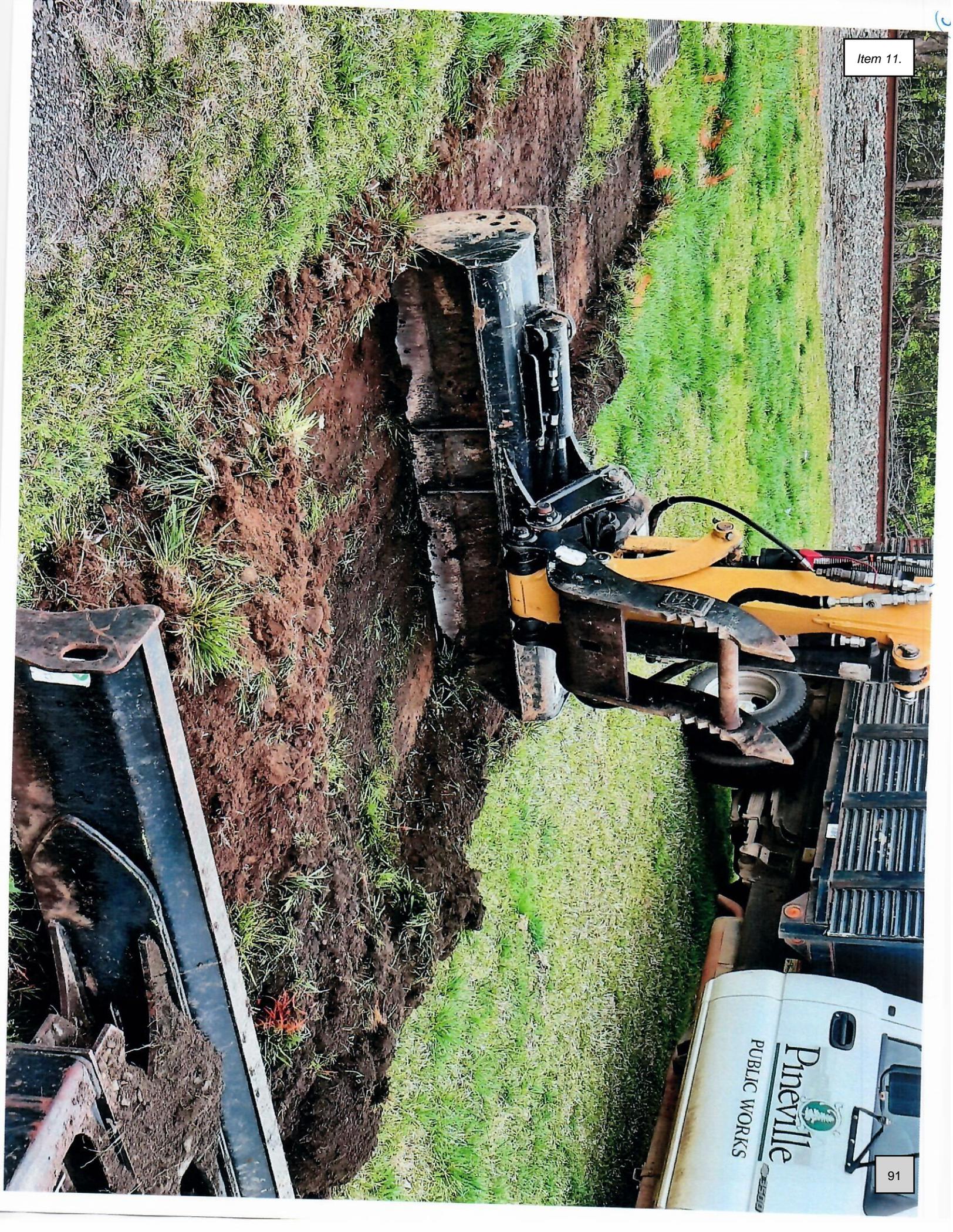
Cone/Dover Realignment: The proposal has not been received from the engineer. Engineer is waiting on the architect to finish drawings for the mill memorial. The proposal is expected this week.

Clean Sweep (Junk Week): This year's tonnage was higher than last year. Picked up tonnage was 280 cu yds of debris up from 180 cu yds last year.

*see permits pending/issued spreadsheet attached









**PERMITS ISSUED/PENDING
COMPANY
Fiscal Year 2022**

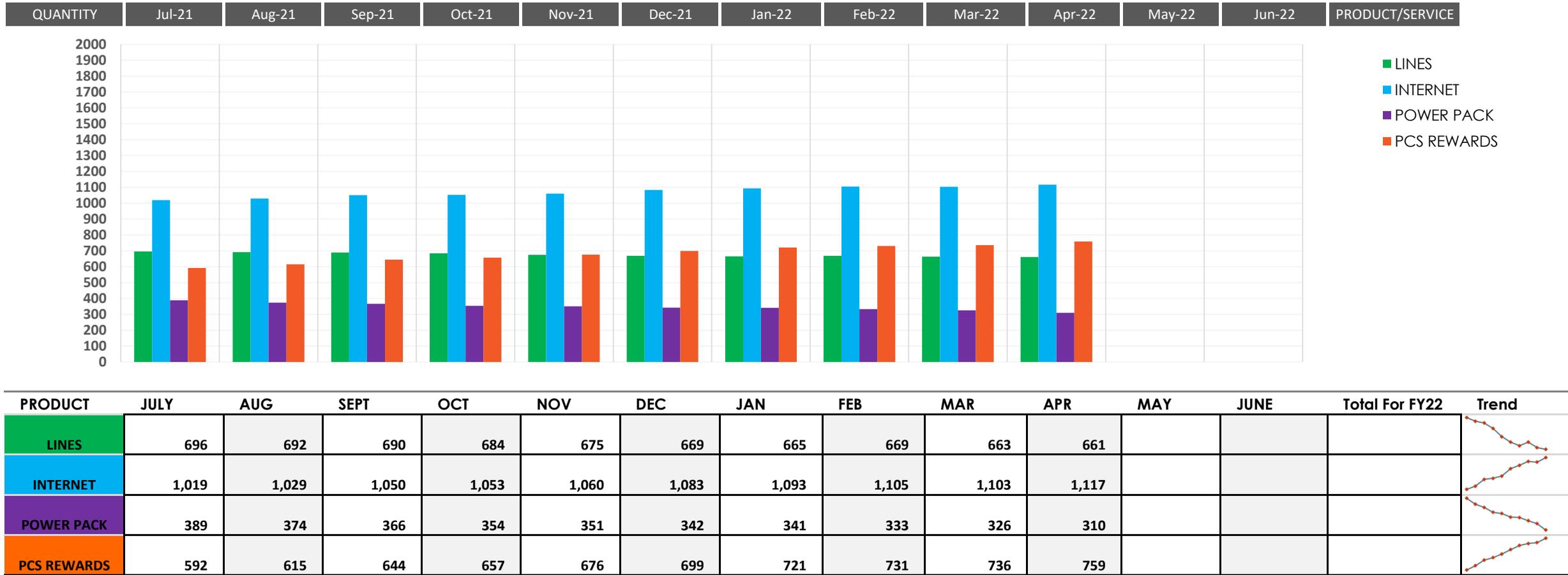
LOCATION

STATUS

PERMIT NO

Mears for Piedmont Natural Gas	Cranford Drive/Main Street	Issued	PW20210712CRANFORD
PNG/Matt Bare of WK Dixon	12228 & 12004 Carolina Logistics Dr/Nations Ford & Downs Rd	Issued	PW20210712CAROLINALOGISTICS12228&12004
AT&T	10710 Centrum Parkway	Issued	PW20210812CENTRUM10710
PNG/Catrina Pealer	408-410 Park Avenue/Lakeview Drive	Issued	PW20210721PARKAVE408-410
PNG/Catrina Pealer	902 Lakeview Drive	Issued	PW20210721LAKEVIEW902
Spectrum	10100 Rodney Street/Industrial Drive	Issued	PW20210712RODNEY10100
PNG/Paul Tatsis	10907 Rail Tye Place	Issued	PW20210708RAILTYE
Charlotte Water/Sean Mayo Gavel & Dorn	10030 Park Cedar Drive/Feldfarm Lane	Canceled	
Hart & Hickman PC	105 Dover Street	Canceled	N/A
PNG/Josh Uriate Mears Group	Brian Circle for 734 Brian Circle/Franklin Street	Issued	PW20210826BRIANCIRCLE734
Comporium/Stephane Cowart Byers Engineering	Main Street-NC 51/Johnson Drive	Issued	PW20210908MAINNC51
Segra/Elizabeth Sweeney	Downs Road/Eagleton Drive	Issued	PW20210929DOWNS
Segra/Gazelle Simmons	NC DOT from HWY 51 to Eagleton Downs Drive (variance approval Downs Rd)	Issued	PW20210610EAGLETONDOWNSVARIANCE
Segra/Elizabeth Sweeney	10519 Industrial Drive/Rodney Street	Issued	PW20210929INDUSTRIAL10519
Segra/Elizabeth Sweeney	11049 Carolina Place Parkway	Issued	PW20211004CAROLINAPL11049
Charlotte Water/Zach Pellicone	10405 Centrum Pkwy	Issued	PW20211116CENTRUM10405
Spectrum/Devin Russell/Angela Jewett/Telics	705 Main Street/Franklin	Issued	PW20220428MAININST705
PNG/Carl Hamlin Mears Group	Preston Park Ph1 M2/Cranford Drive and Emmet Dr.	Issued	PW20211116PRESTONPK
Segra/Ronal Mayorga Diversified Utility Group	508 Main St/Cranford Dr/Jack Hughes Ln/427 Main St	Completed	
Electricities/AJ Molnar Southeastern Consulting Engineers	813 Main/810 Main to 511 Main/516 Main	Pending	
AT&T/Ashley Northup/Lee Sadler #A027BY2	10313 Johnston Road/McMullen Creek Pkwy	Issued	PW20211208JOHNSTON10313
Charlotte Water/Geneva Montgomery	10320 Rodney St/Industrial Dr	Issued	PW20220112RODNEY10320
Charlotte Water/Geneva Montgomery	405 Johnston Dr/Meyer Lane & Cone Ave	Issued	PW20220127JOHNSTON405
PNG/Angie Auber Mears Group	902 Lakeview/Fisher Street	Issued	PW20220202LAKEVIEW902
PNG/Duke Energy/Cartrina Pealer	237 Johnston Dr/Lyndon Station Dr	Issued	emergency no formal Easement Permit issued
PNG/Mears Group/Angie Auber/Andy Edgemon	912 Cone Ave/Eden Circle	Issued	PW20220131CONE912
Spectrum (Charter)/Techsystems/Cam Demby/Scott Heverly	105 South Polk/Pineville Matthews	Expired	
PNG/Mears Group/Angie Auber	214 Johnston Dr/Childers LN	Issued	PW20220322JOHNSTON210214218
PNG/Mears Group/Angie Auber	218 Johnston Dr/Childers LN	Issued	PW20220429CONEAVE409
PNG/Mears Group/Angie Auber	210 Johnston Dr/Childers LN	Pending	
Spectrum/Tracey Kendall/Evolution Optical/stscableservices	409 Cone Ave/Lakeview	Issued	
AT&T/Ashley Northup/Lee Sadler #A029ZC1	8320 Pineville Matthews Rd/McMullen Creek Pkwy/Johnston Rd	Issued	
PNG/Carl Hamlin Mears Group	Preston Park ROW/Emmett Dr/Franklin St	Issued	
Charlotte Water/Geneva Montgomery	10121 Pineville Distribution St/Industrial Dr/Rodney St	Pending	
PNG/Carl Hamlin Mears Group	Preston Park ROW/Emmett Dr/Franklin St Phase 1	Issued	
PNG/Carl Hamlin Mears Group	Preston Park ROW/Orson Oaks/Windage Way Phase 2	Issued	PW20220425PRESTONPKROW1&2

Lines, Internet, Power Pack and PCS Rewards FISCAL YEAR FY 22 (JULY 1, 2021 THRU JUNE 30, 2022)



PRODUCT	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	Total For FY22	Trend
LINES	696	692	690	684	675	669	665	669	663	661				
INTERNET	1,019	1,029	1,050	1,053	1,060	1,083	1,093	1,105	1,103	1,117				
POWER PACK	389	374	366	354	351	342	341	333	326	310				
PCS REWARDS	592	615	644	657	676	699	721	731	736	759				

The above totals are month ending reporting. For instance July totals are for month ending July 31st, August 31st, September 30th, October 31st & November 30th etc

PINEVILLE COMMUNICATION SYSTEMS

INTERNET RESULTS FOR MONTH ENDING 04/30/2022



REVENUE AREA	TOTAL FOR MONTH ENDING 02-28-2022	INSTALLS SOLD IN & COMPLETED IN MAR.	DISCONNECTS TAKEN & EXECUTED IN MAR.	TOTAL INTERNET FOR MONTH ENDING 03-31-2022	INSTALLS SOLD AND COMPLETED IN APR.	DISCONNECTS TAKEN AND EXECUTED IN APR.	MONTH ENDING 4-30-2022	SOLD IN APR. ON SCHEDULE FOR INSTALLATION IN MAY.	TOTAL INTERNET FOR MONTH ENDING 04-30-2022
ILEC	477	12	-8	481	5	5	481	2	483
CLEC	628	5	-11	622	10	3	629	5	634
TOTAL	1105	17	-19	1103	15	8	1110	7	1117

****7-DISC Moving out of area, 1-DISC to go to competitor, 0-DISC non pay****

REVENUE AREA	PENDING INSTALLS ON SCHEDULE SOLD IN APR. INSTALLING IN MAY.	SOLD WAITING FOR SIGNED CONTRACT SO THEY CAN BE SCHEDULED	UPGRADES IN SPEED COMPLETED IN APR. WILL INCREASE REV	UPGRADES SOLD AFTER BILLING WILL INCREASE REV MAR.	EXISTING COPPER CUSTOMER CONVERTING TO FIBER ON SCHEDULE FOR APR. OR COMPLETED IN MAY.	PENDING DISCONNECTS ON SCHEDULE FOR APR/MAY
ILEC	2	0	3	0	3	0
CLEC	5	0	5	0	0	0
TOTAL	7	0	8	0	3	0

****THE 0 PENDING DISCONNECTION OF SERVICE ORDERS****

**** THESE CUSTOMERS SOLD IN APR. BUT INSTALLATION SCHEDULED FOR MAY.****

****WE HAD 8 EXISTING ACCOUNTS THAT UPGRADE SPEED IN APR.****

****3 EXISTING COPPER CUSTOMERS CONVERTING TO FIBER IN APR. ****

100M TO 1 GIG SPEED OFFERING TAKE RATE TO DATE

INTERNET RESULTS FOR MONTH ENDING 04/30/2022			SERVICE AREA	RES OR BUS	SPEED	NET GROWTH/LOSS FROM PREVIOUS MONTH
	MAR. 2022	Apr-22				
1110	197	199	CLEC	RES	100M	2
	68	69	CLEC	RES	200M	1
	16	18	CLEC	RES	400M	0
	179	180	CLEC	RES	1 GIG	1
	1	1	CLEC	BUS	100M	0
	6	6	CLEC	BUS	GIG	0
	17	19	ILEC	BUS	100M	2
	7	7	ILEC	BUS	200M	0
	5	5	ILEC	BUS	400M	0
	21	22	ILEC	BUS	GIG	1
	108	109	ILEC	RES	GIG	1
	117	123	ILEC	RES	100M	6
	22	22	ILEC	RES	200M	0
	5	5	ILEC	RES	400M	0
	769	785				14
0.707207207						

70% of our Internet subscribers now subscriber to 100M or higher (increase by from previous month)



RESIDENTIAL AND BUSINESS LINE COUNT MONTH ENDING 04-30-2022

CLEC LINE COUNT	COUNT AS OF 03-31-2022	COUNT AS OF 04-30-2022	NET LOSS/GAIN AS OF 04-30-2022
BUS	45	45	0
RES	123	121	-2
SUB TOTAL	168	166	-2
ILEC LINE COUNT	COUNT AS OF 03-31-2022	COUNT AS OF 04-30-2022	NET LOSS/GAIN AS OF 04-30-2022
BUS	353	354	1
RES	142	141	-1
SUB TOTAL	495	495	0
GRAND TOTAL	663	661	-2



PCS REWARDS MONTH ENDING 04-30-2022

INTERNET RESULTS FOR MONTH ENDING 04-30-2022
NET DECREASE OF POWER PACK DISCOUNTS -23
NET INCREASE OF SUBSCRIBERS RECEIVING DISCOUNTS 5

PCS REWARDS	COUNT AS OF 03-31-2022	COUNT AS OF 04-30-2022	INCREASE OR DECREASE AS OF 04-30-2022
RES	731	759	28
SUB TOTAL	731	759	28
POWERPACK DISCOUNT	COUNT AS OF 03-31-2022	COUNT AS OF 04-30-2022	INCREASE OR DECREASE AS OF 04-30-2022
RES	333	310	-23
SUB TOTAL	333	310	-23
TOTAL CUSTOMERS RECEIVING REWARDS	1064	1069	5

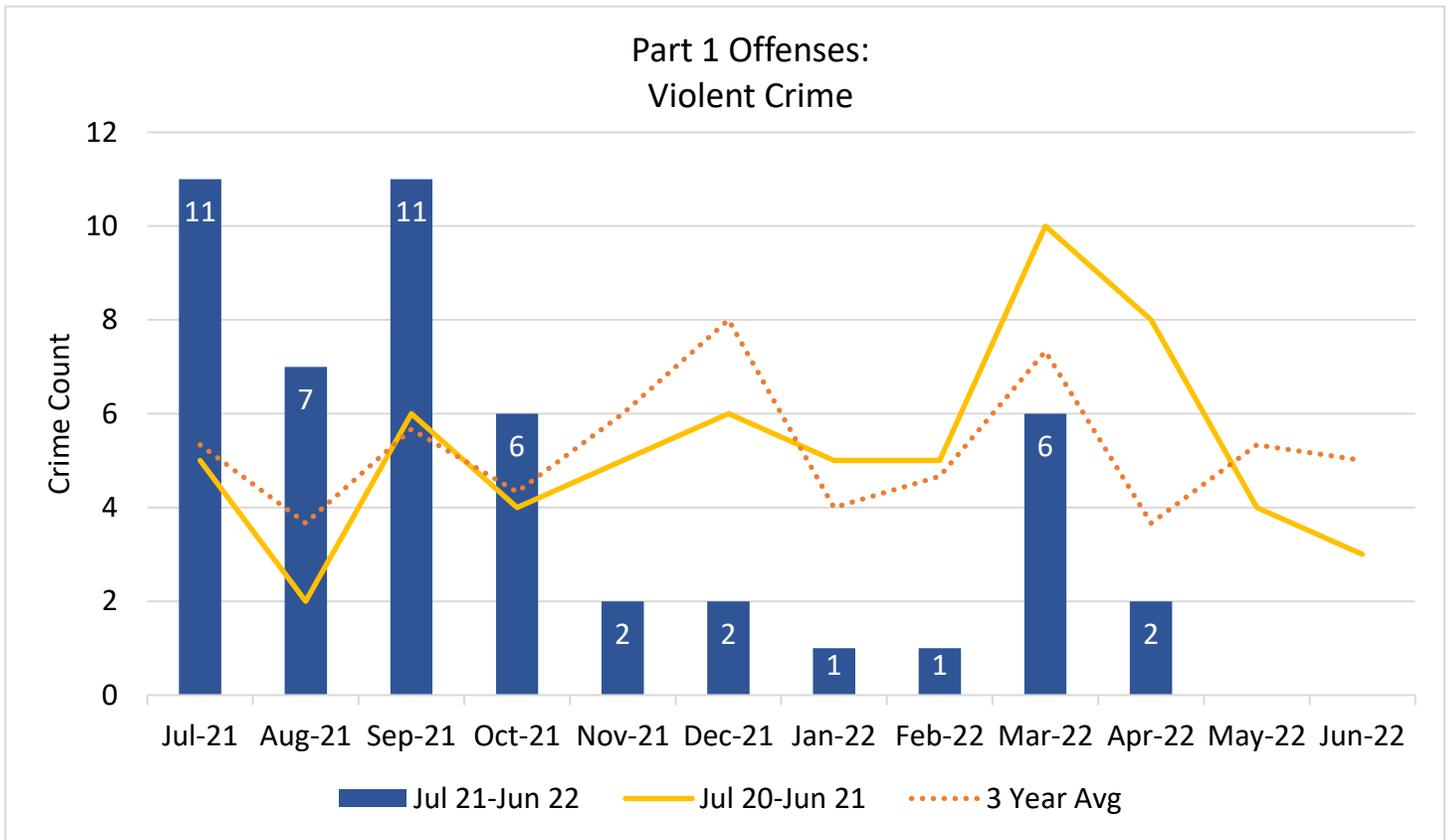


PINEVILLE POLICE DEPARTMENT

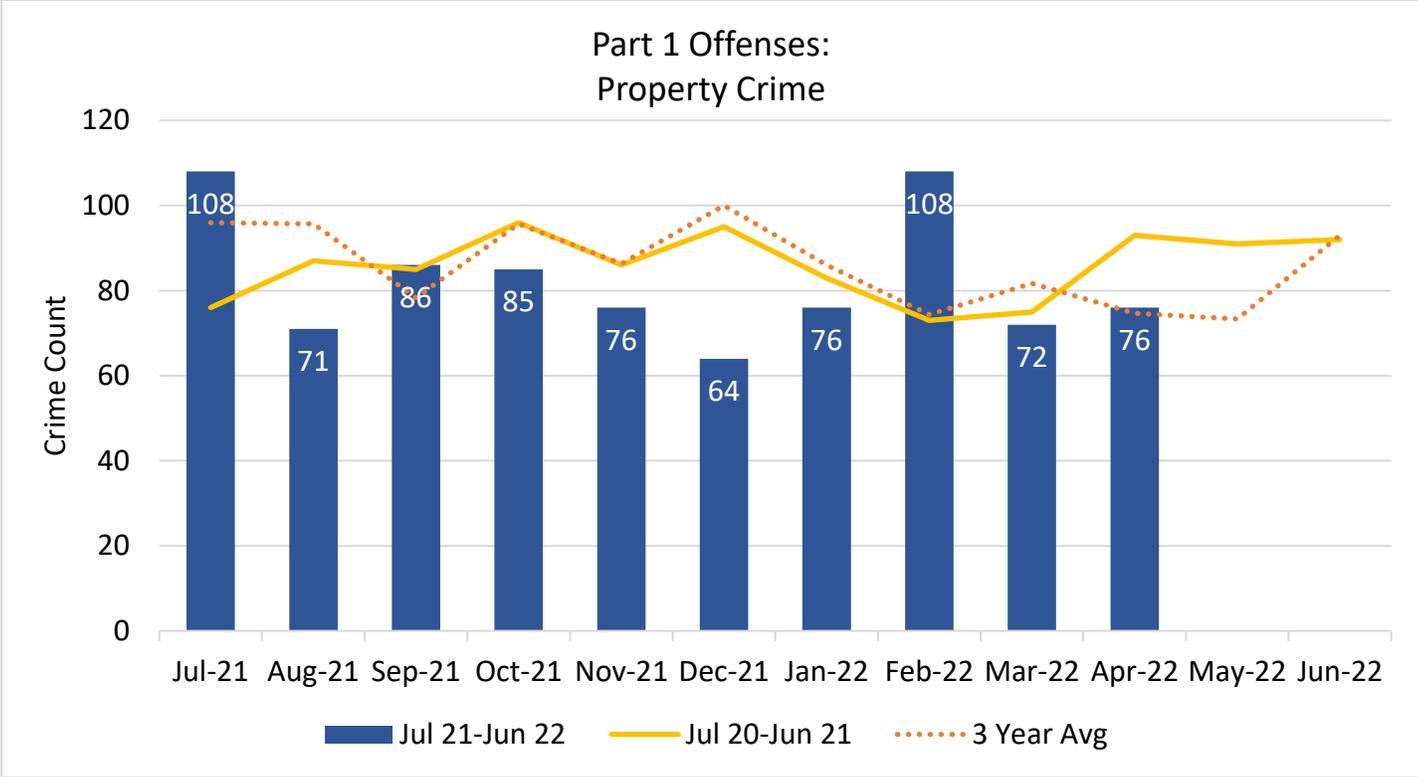
MONTHLY REPORT April 2022

Crime Goals

Below is the evaluation of the department’s crime goals. Goals are measured for 12 months based on the fiscal year. For the year of July 2021 – June 2022, the goals are to reduce violent crime by 5% and reduce property crime by 10%.



Goal: -5%
 Baseline Jul 20 – Jun 21: 63
 Target Jul 21 – Jun 22: 59
 Jul 21 – Apr 22: 49
 Comparison to Jul 20 – Apr 21: -12.50%
 Comparison to Jul – Apr 3 Year Avg: **-7.55%**

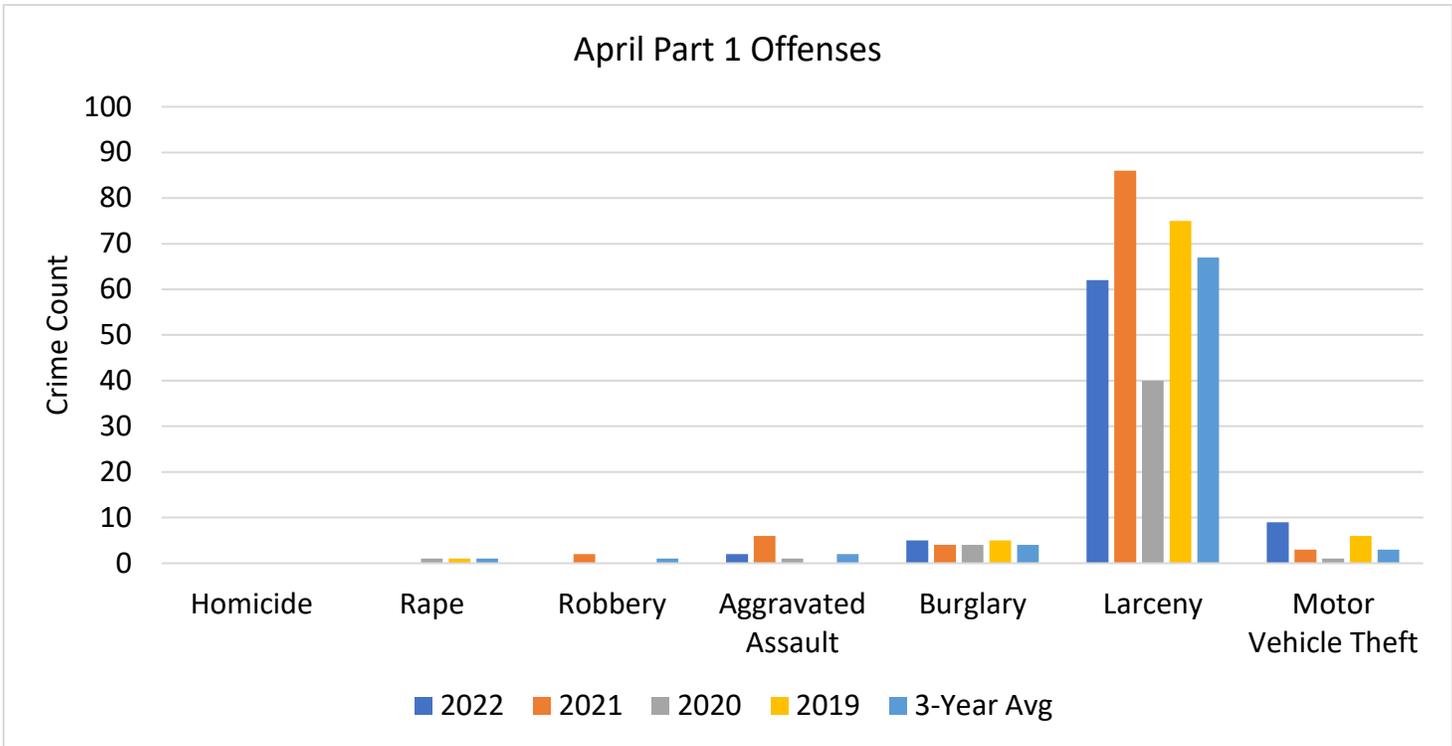


Goal: -10%
 Baseline Jul 20 – Jun 21: 1032
 Target Jul 21 – Jun 22: 928
 Jul 21 – Apr 22: 822
 Comparison to Jul 20 – Apr 21: -3.18%
 Comparison to Jul – Apr 3 Year Avg: **-5.37%**

Monthly Crime Statistics

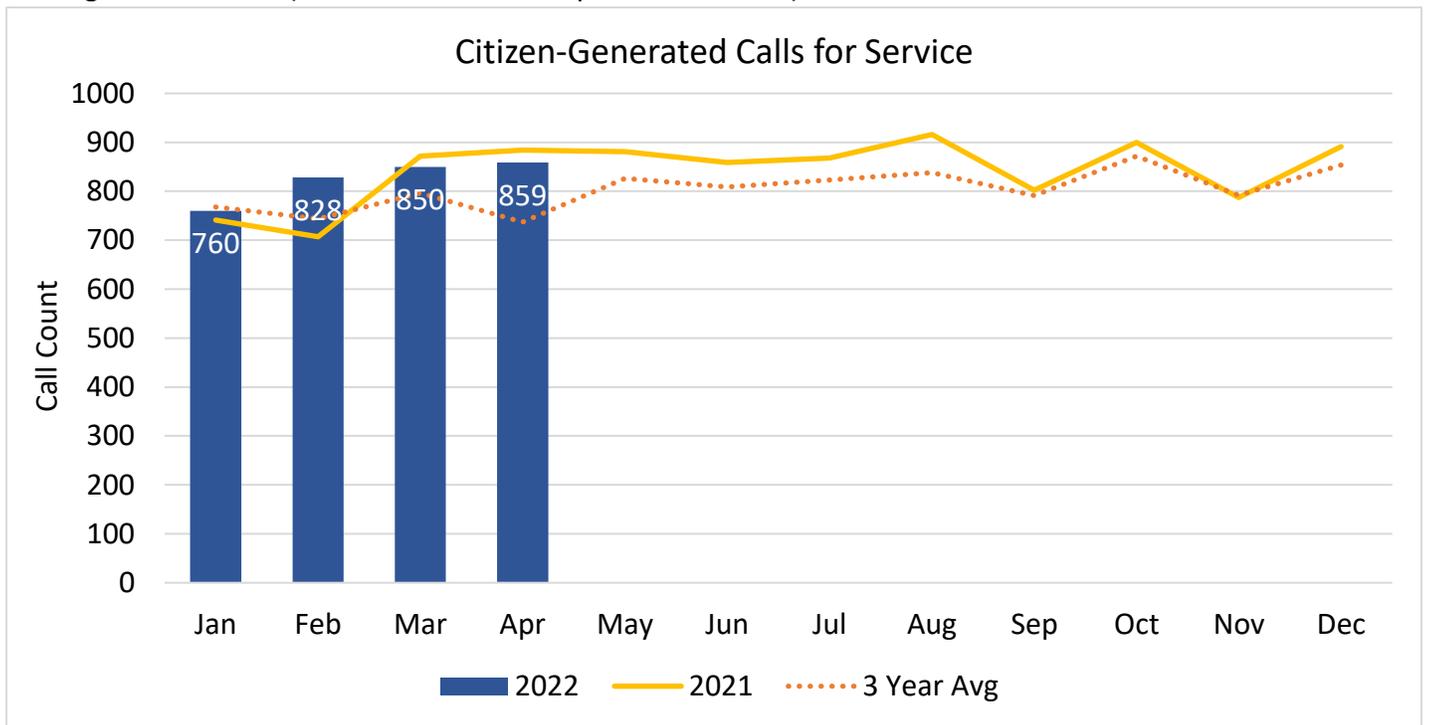
Below is a table and bar graph of the counts for Part 1 Offenses in April. For comparison, the same is shown for the past 3 years. The average of the 3 years was calculated.

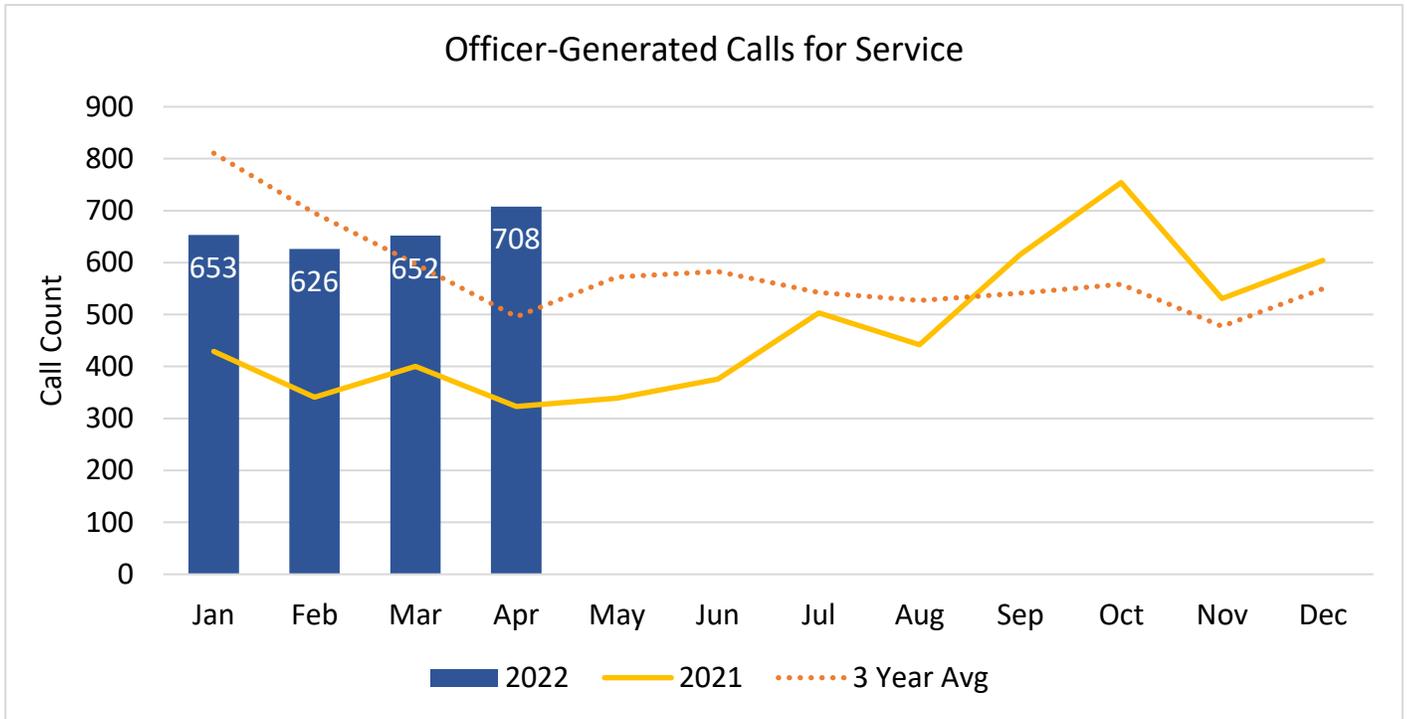
April Crime Statistics					
Part 1 Offenses					
	2022	2021	2020	2019	3-year average (2019-2021)
Homicide	0	0	0	0	0
Rape	0	0	1	1	1
Robbery	0	2	0	0	1
Aggravated Assault	2	6	1	0	2
Burglary	5	4	4	5	4
Larceny	62	86	40	75	67
Motor Vehicle Theft	9	3	1	6	3



Calls for Service

The graphs below display the number of calls for service in comparison to previous months and the previous 2 years. The first graph is citizen-generated calls. The second graph is officer-generated calls (zone checks and foot patrols excluded).





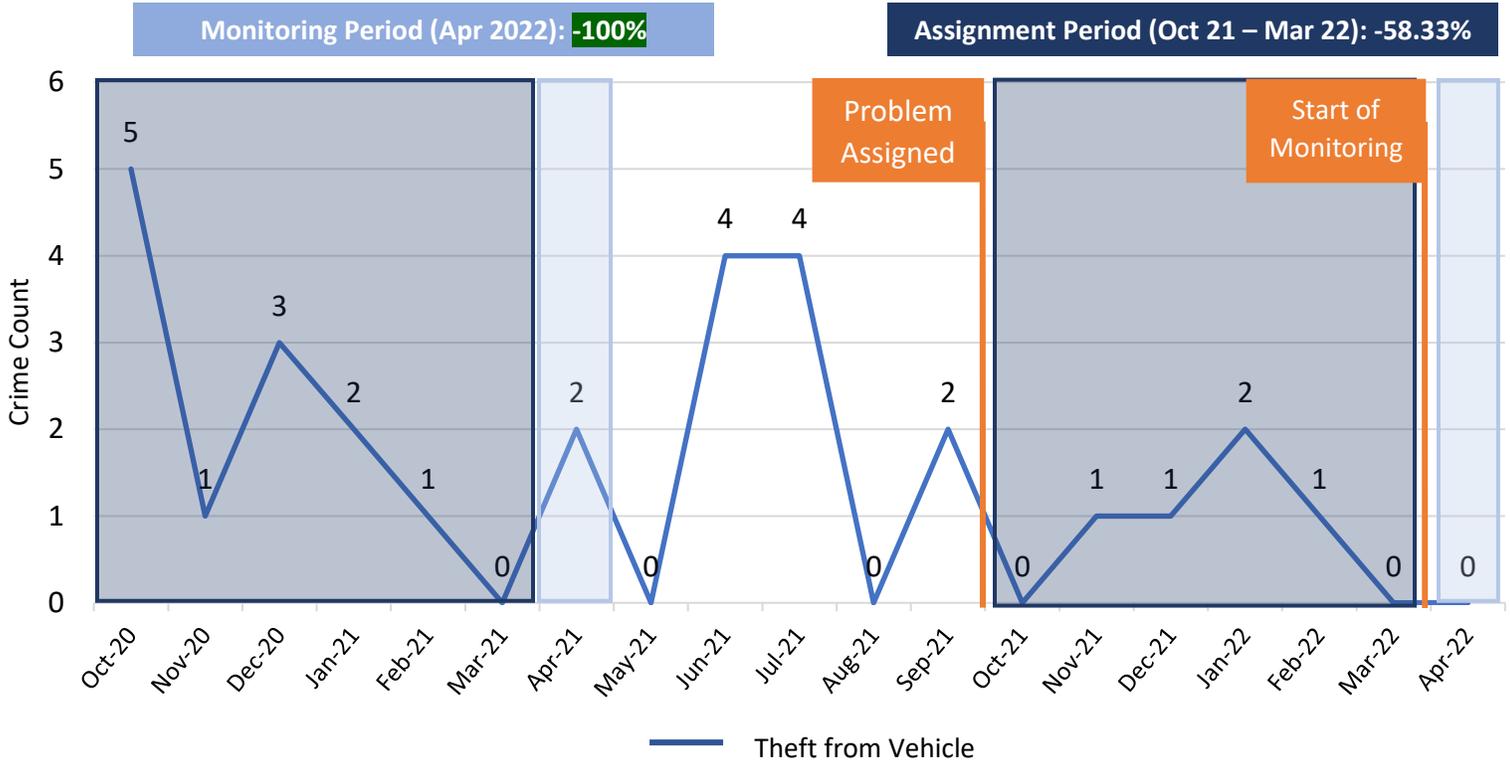
*10-35 and 10-36 removed

Problem Locations

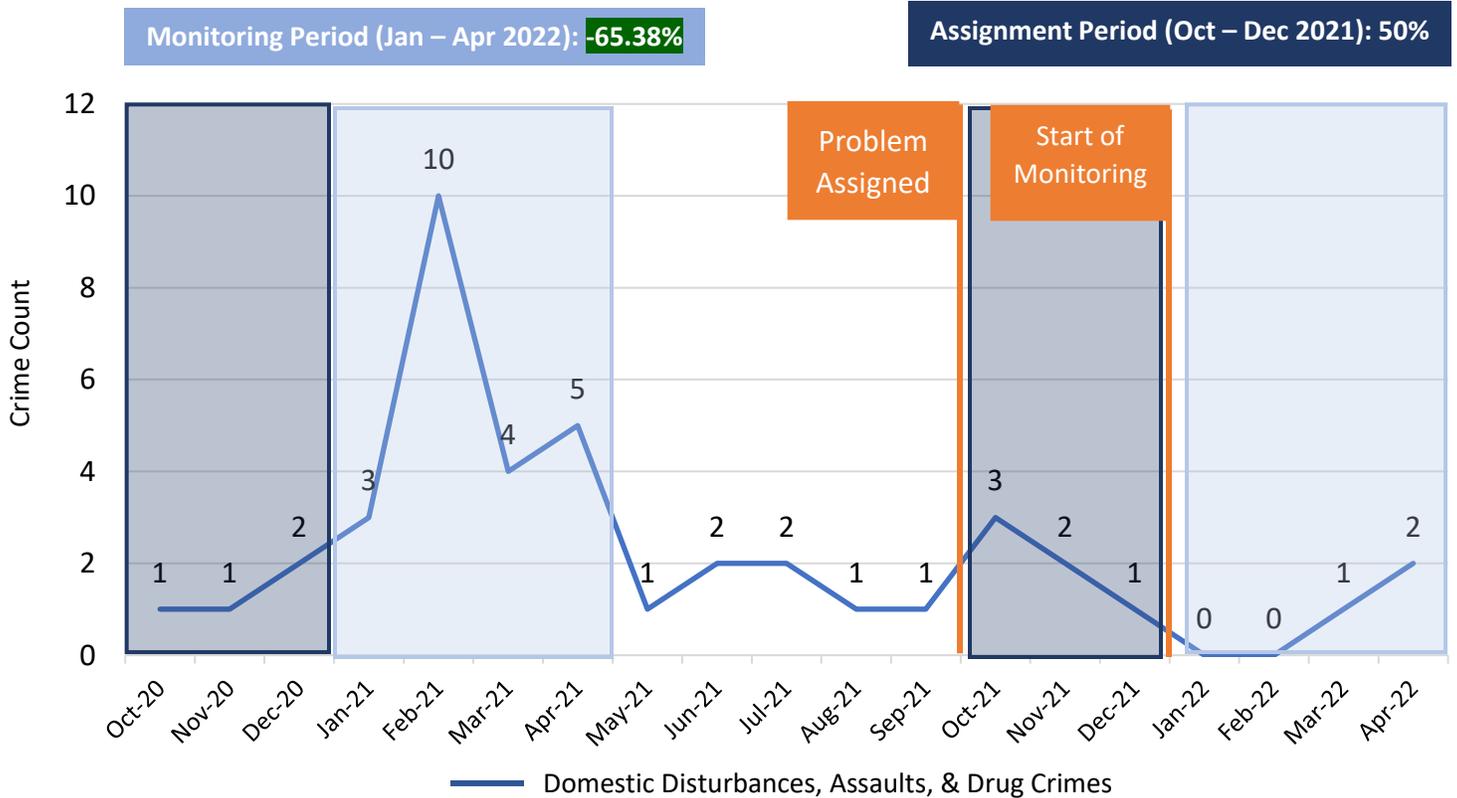
The following problem locations have been identified using 3 years of calls for service and crime data, showing a consistent crime problem over the years. Each month, these locations are evaluated based off the crime and disorder the assignee was tasked to handle. Problem locations are evaluated for 6 months to see if responses were successful.



2. Comfort Suites - MONITORING



3. Suburban Lodge - MONITORING

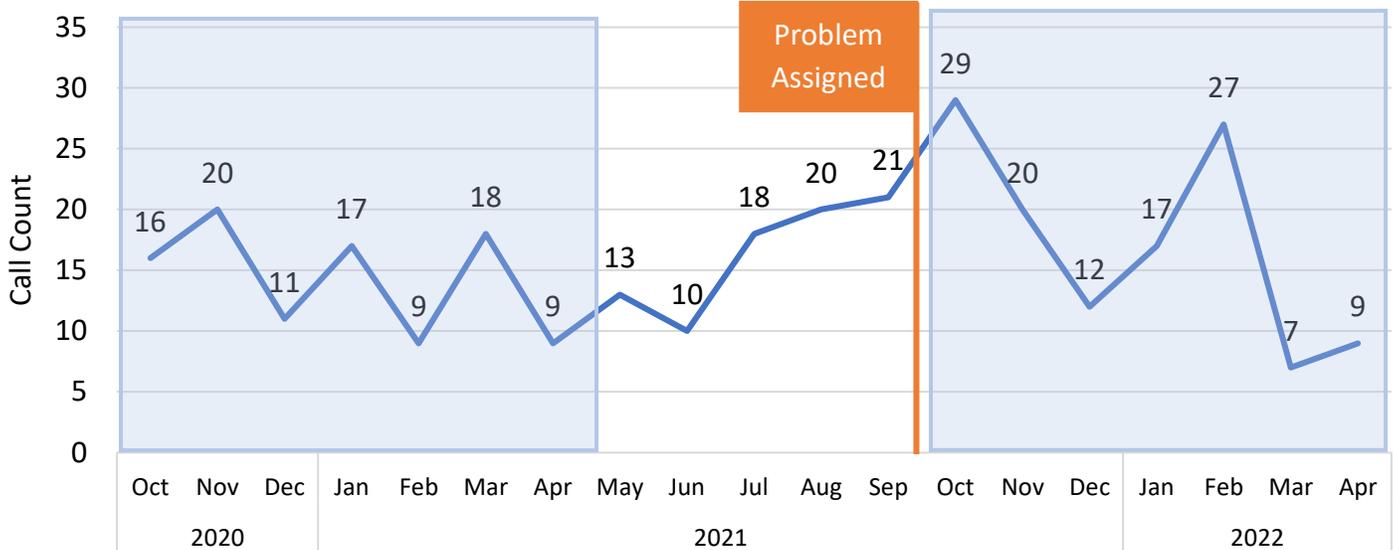


Problem Area

The problem area is Sabal Point Apartments. It was identified using 3 years of calls for service and crime data, showing a consistent crime problem over the years. Each month, the evaluation is based off the crime and disorder the assignee was tasked to handle. Since a problem area has more crime and disorder than a problem location, the evaluation is broken down into several charts. Problem areas are evaluated for 6 months to see if responses were successful.

Evaluation 1: Citizen Generated Calls for Service

% Change from Oct-Apr 2020/21-2021/22: **21%**



*selected calls include 10-37, 40, 47, 54, 56, 57, 60, 62, 65, 71, 78, 81, 85, 86, 87, 88, 90, 91, 92, 93, 94, 95

— Selected Calls for Service

Evaluation 2: Group A Offenses

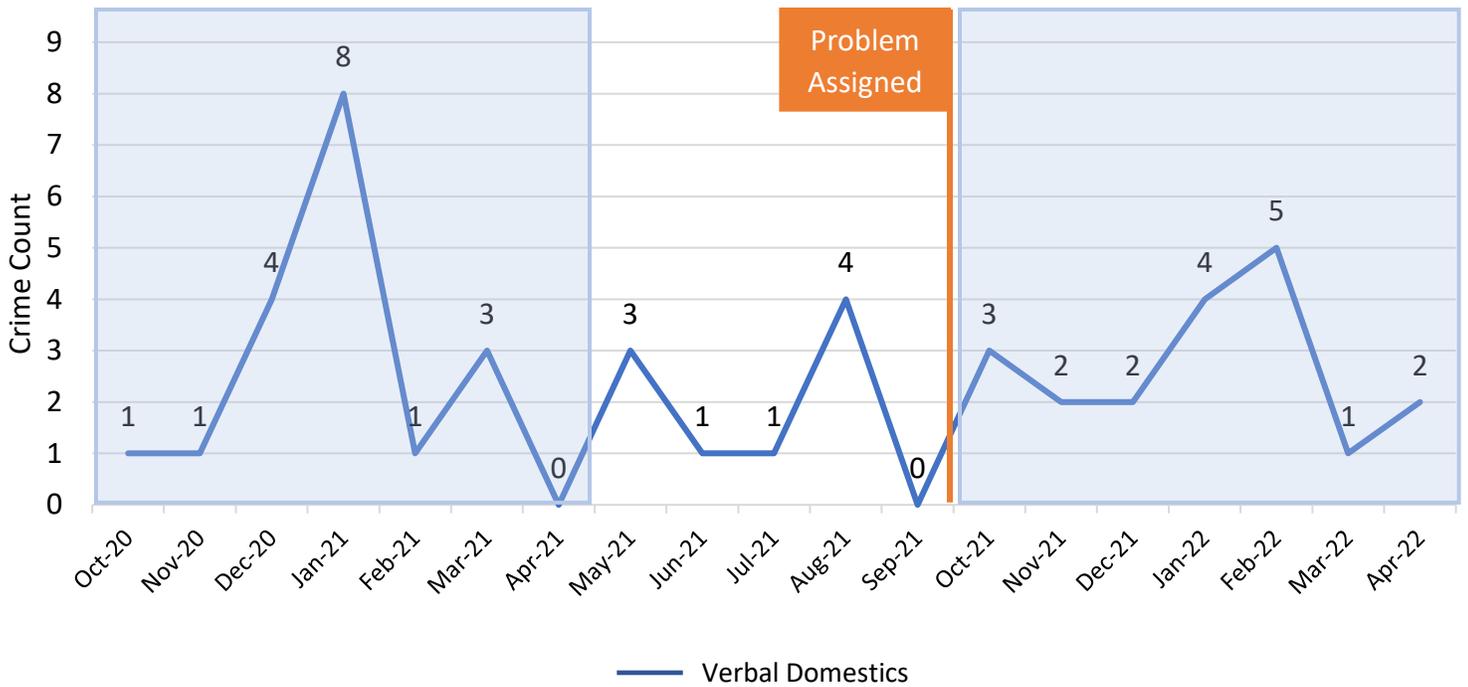
% Change from Oct-Apr 2020/21-2021/22: **16.67%**



— Group A Offenses

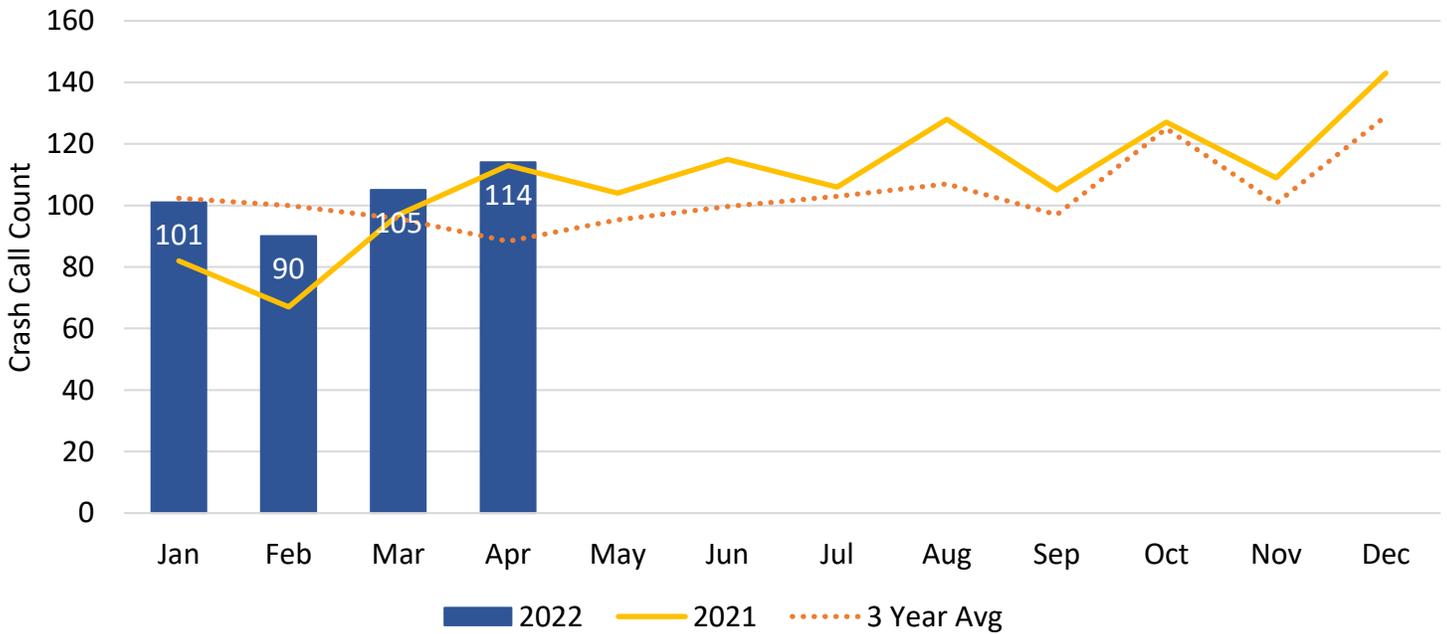
Evaluation 3: Verbal Domestic Disturbances

% Change from Oct-Apr 2020/21-2021/22: **5.56%**



Traffic Crash Data

Calls for Traffic Crashes



*Counts are 10-50 and 10-54 calls with a disposition of report taken or rendered assistance MI

Traffic Enforcement

Traffic Enforcement Type and Dispositions

Enforcement	Count
10-61 Traffic Stop	469
10-31 Project Police Presence	20
Citation Issued	203
Warning	227
Report Taken	18

Locations of Traffic Enforcement

Street Name	Count
PINEVILLE-MATTHEWS RD	126
MAIN ST	55
PARK RD	49
CAROLINA PLACE PKY	43
POLK ST	24
JOHNSTON DR	20
485 / OUTER	16
485 / INNER	13
485 / HOSPITAL	12
PARK CEDAR DR	12
LANCASTER HWY	11
CENTRUM PKY	10
LEE ST	9
TOWNE CENTRE BLVD	8
BLUE HERON RD	6
ROCK HILL PINEVILLE RD	5
MCMULLEN CREEK PKY	5
DORMAN RD	5
PINEVILLE RD	4
DOVER ST	4
CRANFORD DR	4
I-485	4
WILLOW RIDGE RD	4
CEDAR CREEK LN	2
CARMEL COMMONS	2
COMMERCE DR	2
DOWNS RD	2
PLUM CREEK LN	2
DOWNS CIR	2
LEITNER DR	2
FRANKLIN ST	2

LOWRY ST	2
CHURCH ST	2
TREVA WOODS	1
SABAL POINT DR	1
NATIONS FORD RD	1
INDUSTRIAL DR	1
SUNDOWN LN	1
JOHN'S TOWNE DR	1
WILGROVE-MINT HILL RD	1
HUNTER RIDGE / PARK	1
S POLK ST	1
CORPORATE CENTER DR	1
SAM MEEKS RD	1
CADILLAC ST	1
FELDFARM LN	1
MCCULLOUGH CLUB DR	1
WALSH BLVD	1
RING RD / BANK OF AMERICA	1
UNKNOWN	1
HABERSHAM POINT CIR	1
RODNEY ST	1
MILLER RD	1
Grand Total	489

April Community Engagement

- Meeting with Meadow Creek Apartments
- Paws in the Park event
- Safe Kids Meeting, Meeting at Pines
- Meetings with Pines and Sabal Point, worked on Authority to Act, worked on Citizens Academy securing the simulator at Waxhaw PD
- Assisted in presenting the CIT class for the week of training, worked on Authority to Act, Fund Raiser Event for Pineville Neighbors
- Assisted appreciation lunch for PD from Trans America
- Meetings with Sable Point, Ascent, Oakbrook and Plum Creek
- Behavioral Health call that took several days to resolve, site visit at FedEx, Pineville Chamber of Commerce meeting
- Event at DTLR for human trafficking and Domestic Violence
- Meetings to include Sable Point, Meadow Creek, Oakbrook Pineville Pharmacy, Hampton Inn, Harbor Freight and Meritage Homes
- Meetings with Ascent and Willow Ridge
- Meeting with the Pines and Community Event for Pineville Neighbors
- Events with Hispanic community to include several articles in Que Pasa and Interviews with La Noticia
- Event at Ardrey Kell for Indian Heritage
- News Interview about Orbeez challenge

Daily School traffic and meeting with students at lunch time. Weekly meetings with Chief, assisting on patrol, assisting with Hope Soccer Ministries and working social media for the PD to include Ring, Twitter, Instagram and Facebook

April 2022

Parks and Recreation was awarded their 4th consecutive Gold Safety Award, which emphasizes a high standard on Safety in the workplace for the past year. Two large events took place in Lake View Park in April, The Sheltra 5k/10k and Paws in the Park. Over 400 runners ran through Pineville and the McCullough neighborhood on April 23, this race is a memorial for our lost fireman Michael Sheltra. A truly amazing race morning with wonderful people, firetrucks and perfect weather. Paws in the Park held on April 2, had 1000's of pups and people enjoying perfect weather, vendors, food trucks and the music of Chairman of the Board. The Parks and Recreation Department hosted their annual Easter Egg Hunt on April 9. 64 children ages 10 and under enjoyed Egg Hunting, an Easter themed craft, bounce house, coloring contest and the Easter Bunny. We wrapped up successful seasons in youth soccer and adult basketball in April. We will have new seasons in the Fall for both. I am proud of our park maintenance team as our sports fields are kept at the highest standard. Our entire team works hard daily to offer the best programming and the cleanest parks.



Special Events

Senior Drive Thru: We held a Senior Citizen drive thru on Monday, April 5. It was National Caramel Day, 42 seniors participated

Senior Field Trip: We took a group of seniors to the NASCAR Hall of Fame on April 27th. We went to lunch after at Pinky's Westside Grill. 5 participants

Easter Themed Drive Thru Grab N Go: We handed out 72 goodie bags on April 14

Game Night Bingo: April 9. 15 participants

Easter Egg Hunt – 64 children ages 10 and under enjoyed Egg Hunting, a craft, bounce house, coloring contest and the Easter Bunny on April 9.

Storytime in the Park – Mecklenburg County Library hosts Storytime in the park each Wednesday morning from 10am – 11am. 107 participants in April

Sheltra 5k/10k – Over 400 participants ran on April 23rd in memory of lost fire fighter Michael Sheltra

Paws in the Park – Charlotte Black Dogs hosted their annual Paws in the Park on April 2nd.

April 2022

General Programming – Belle Johnston

Pickleball: 132 Pickleball signups/participants in April. Open Pickleball times are Mondays and Friday from 9am-12pm and Wednesdays from 1:30pm-4:30pm

Adult Painting Class: Sharon held a class on April 19 with 8 attending

Cookie Decorating Classes: There were two cookie decorating classes scheduled on 4/12 (12 participants) and 4/26 (11 participants). 23 participants in April

Cardio Funk: Lem holds class on Tuesdays at 6:30pm. 34 participants in April

Karate: They hold classes on Wednesdays. These classes are for adults and children. 51 total participants in April

Pre-School Open Gym: We host the program every Wednesday from 9am-12pm. 44 participants in April

Senior Nutrition Program – Heather played Minute to Win it on April 18th, 12 participants in April

Senior Fit – Senior Fit takes place at the Hut M – Thursdays. 180 participants in April

Field Trip: We took a group of seniors to the NASCAR Hall of Fame on April 27th. We went to lunch after at Pinky's Westside Grill. 5 participants

Adult Basketball – We had a great first season. We had an end of season tournament the last week of April. Last games were April 28th. We plan to do another league in the Fall 2022.

Youth Soccer – Practices and games continued throughout April. The season came to end on April 30th. 82 total participants

Clay class – Rick with Arts Delivered provided a free workshop on April 24th. 18 participants

Culture Block – Charlotte Ballet – Fitness Dance – Mondays from 6:30p – 7:30p – 28 participants in April

Lake Park

Mom and Me Fitness – Thursdays 10a – 11a. 4 participants

Bootcamp with Lia – Bootcamp meets 5:45am – 6:45am M/W/F in Lake Park. 72 participated

Tai Chi: Hold classes T/Th/Sat under the large shelter/stage. 216 participated

The Hut

Yoga – Yoga is held Mondays and Thursdays. 16 total participants

April 2022

Jack Hughes

Facility Rentals

*Shelter 1 at JH: 0 Rentals

*Shelter 2 at JH: 0 Rentals

*Shelter 3 at JH: 0 Rental

Jack Hughes Special Events

April 2nd-3rd: USSSA Tournament

April 9th-10th: Perfect Game Tournament

April 23rd-24th: Perfect Game Tournament

April 30th: PCAA Spring Fling Fundraiser

Baseball Field Usage

Charlotte Catholic continued their seasons throughout April with practices and games. On Deck and PCAA continued to use all 3 baseball fields during April.

Multipurpose Field Usage

Pineville Parks & Recreation youth soccer continued to use Field 3 for practices and games.

Carolina Lacrosse continues use of Field 3 during April.

Hope Soccer continued to use Field 3 during April.

Park Maintenance Update

Belle Johnston/ Lake Park

Cut as needed

Sprayed turf for weed control

Put in pond dye for algae control

Cleared drainage pipe on Dam

Installed new flowers at Belle entrance

Building Inspections

Replaced fallen tree

The Hut

Cut as needed

Washed porches and chairs

Sprayed weeds and fire ant control

Set up council

Building inspections

Cemetery

Daily Checks

April 2022

Cut as needed
Blew leaves as needed

Dog Park

Daily Checks
Cut as needed
Cleared drainage at fence

Jack Hughes

Cut as needed
Daily field prep
Sprayed weeds in turf
Sprayed beds and cracks in parking lot for weeds
Building inspections

Splashpad

Cleaned and repaired 7 valves
Adjusted float in holding tank
Put canopy shades back up
Mixed and added Muriatic acid

Pineville Memorial

Turned on irrigation and inspected
Sprayed left-over broadleaf sprat on fields
Sprayed fence line (poison Ivey)

Social Media

Facebook

Post Reach: 18,384
Post Engagements: 2,409
New Page Likes: +85 Total Page Likes: 3,750 Total Page Followers: 4,019

Instagram

New Followers: +29 Total Followers: 871

April 2022

Facility Rentals

The Hut: 2 Rentals

The BJCC Dining Room: 1 Rentals

The BJCC Gym: 1 Rentals

Large Shelter: 10 Rentals

Medium Shelter: 9 Rentals

Tot Lot at Lake Park: 3 Rentals

***Shelter 1 at JH:** 0 Rentals

***Shelter 2 at JH:** 0 Rentals

***Shelter 3 at JH:** 0 Rental

*WE DO NOT RENT JACK HUGHES SHELTERS WHEN THERE IS A TOURNAMENT GOING ON.

Administration

Matthew met with Brian Paschal and Tim Jones (Event Marketing) to discuss race day logistics for the Sheltra race.

Matthew met with Antoinette Moyer to discuss go over PARTF grant and LWCF 6-month inspection

Matthew recorded video on Park safety for WBTV on April 18

Matthew and Ryan met with Leslie Johnson (Asst. County Manager) and Lee Jones (Meck County P&R Director) to discuss partnerships and the Strategic and CIP plan for the county

Matthew met with National Fitness Campaign to discuss \$30,000 grant awarded for outdoor fitness equipment

Matthew and Jordan worked Bingo night on April 22

Matthew was finish line coordinator at the Sheltra 5k/10k on April 23

Matthew/Scott/Jordan met with Vortex on April 25 to get Splash Pad back ready for summer

Matthew conducted monthly safety inspection on the hut

Daily Park Walks by all Full-Time staff

Monthly Building Inspection by all Full Time Staff

Hut rental showings provided monthly by all staff

Heather researched national days, update Fitness class info, research and booked Senior fields trips for April and May, format the info that instructors from different programs we offer, create flyers for special events

Heather audits weekly Facility Rentals/ Pull all rentals for the week/Make Kiosk Signs/ Make Check in/out sheet for Park Aides/ Check Request (Refunds/Deposits) after rentals are complete

April 2022

Heather cleans BJCC Monday – Friday in AM

Heather does Cash Register Deposits – weekly on Fridays

Heather organizes, sets up, sanitizes, break downs equipment, and does sign- ups for Pre-School Open Gym every Wed.

Heather shopped for National Caramel Day/ hand out treats to seniors on April 5th

Heather coordinated with Alexis McFadden-Staples from Iora Primary Care to sponsor National Eat What You Want Day/ She will purchase donuts and drinks and hand them out along with bags with info about Iora Primary in May

Heather took 3 more Canva classes

Heather created Flyers for Cookie Class postings/ organized sign ups/payments for cookie class/ did check request for instructor – 2 times per month

Heather schedules community service workers/ show them what to do when they arrive

Heather put together Easter Themed Grab & Go Bags – Give out Grab & Go bags (72) on April 14th

Heather orders office supplies

Heather is planning for summer camp/ research & book field trips, research themes, crafts and games/ Look over summer camp job description/ need 2 counselors/ 4 are coming back/ Got bus confirmation

Heather reviewed applicants for summer camp counselor on Indeed. Interviews on April 8, 12, 13, 14

Heather interviewed and hired two camp counselors. One decided not to take the job a week later.

Heather did a painting craft with seniors on April 18 (12 seniors)

Heather met with Shelia Douglas to set May Calendar for P&R to do activities with seniors (April 25)

Heather worked with Sheila to get the Mobile Library here for the seniors and the public

Heather emailed Judy Thompson-Phillips about her and her husband Bill judging the Children's Art Show – she has confirmed they can do it. She will also be a vendor at Arts in the Park

Heather shopped for Egg Hunt Party/ Prepped eggs and other things to prepare for party/ Set up/Worked Egg Hunt Party/Clean-up – 64 kids on April 9th

Heather shopped and prepped for game night (April 22) Matt and Jordan worked it

Jordan had a meeting with Donna Peters (Charlotte Black Dogs) regarding Paws in the Park April 2nd.

Jordan met with Garrett and Al Huffman regarding performances for Arts in the Park Festival, Charlotte Symphony preshow and Acoustic Shows at Lake Park during Rock'n & Reel'n.

April 2022

Jordan met with Boy Scout Troop Leaders to discuss Charter Representative duties and ways to promote awareness of Troop and Pack to increase sign ups.

Erin and Jordan met with Conder Flag Company for quotes of Fall Festival items and Jack Hughes Flags.

Jordan Attended the NRPA Certified Playground Safety Inspector classes April 19th and 20th and recertification exam on April 21st.

Erin and Jordan met with AJ from Mecklenburg County Pool Inspections to inspect the splash pad.

Erin and Jordan took the seniors on the April field trip.

Erin corresponded with Vortex to schedule the splash pad spring opening.

Erin worked the PCAA Spring Fling Fundraiser Jack D Hughes Park



Human Resources

Linda Gaddy, PHR SHRM-CP MSHR
lgaddy@pinevillenc.gov
(704) 889-2362

To: Ryan Spitzer, Town Manager
Members of the Town Council

From: Linda Gaddy

Date: 5/5/2022

Re: Human Resources Monthly Report

Ryan,

Enclosed is the Human Resources Department Monthly Report for the month of April 2022.

New Hires:

Sophia Sepulveda, Seasonal Parks Grounds Worker

Eleazer Lopez, Jr, Police Officer

Kenneth Phipps, Fleet Manager

Christopher Tucker, Finance Director

Antoinette Watkins, 911 Telecommunicator

Resignation:

Takisha Cowley, 911 Telecommunicator

Shelia Walker, 911 Telecommunicator

Retirements:

None

Transfers:

Brian Kimbrell, from Fleet Manager to Sr. Storm Water Technician

Promotions:

Amber Rollins, 911 Telecommunications Assistant Supervisor

Current Openings:

Parks & Recreation-Park Aide, just filled

Parks & Recreation: Summer Camp Counselors (2), hired one, interviewing for one

Telecommunications, Systems Technician, posted

Telecommunications, Billing & Collections Coordinator, interviewing

Telecommunications, Part-time CSR, interviewing

Police: 911 Telecommunicator, interviewing and background checking

Human Resources Assistant, offer accepted, background checking

Departmental Update:**Safety Awards:**

Our safety record, as measured by factors like days of work lost, was excellent for calendar year 2021. All departments qualified to receive Gold or Silver awards from the State DOL and NC Health and Safety Council once again this year. Representatives from all departments attended the NC Safety Awards banquet in Charlotte. They were each recognized and pictures taken with the North Carolina Commissioner of Labor.

Salary Study:

The recommended pay adjustments resulting from the salary market study took effect the first of April based on the revised Pay Plan for FY23 that was approved by Council. All together 27 employees were classified as compensated below market and received a market pay adjustment.

Employee appreciation:

We just enjoyed the Spring Picnic on Friday May 6th at the Hut. This included a Cornhole Tournament, door prizes, a grill operated by Pineville Church, and Kona Ice treats. Planning has begun for future events with the input of the newly formed Employee Appreciation “think tank’ group, as well as team building events.

Annual Benefit renewal:

Our broker and H.R. are in the final stages of evaluating renewal proposals for FY23. Informational meetings/webinars for all staff regarding Annual Open Enrollment will be held Tuesday May 24th. Also, as a step toward a smoother, less paper-based annual open enrollment, our broker has set up the “Bernie portal”, an online benefit enrollment site for all staff to utilize. It has been tested by recent new hires this month and is ready for annual enrollments in June.

Department Update



To: Town Council

From: Travis Morgan

Date: 5/10/2022

Re: Town Planning Updates

PLANNING:

Soccer Sportsplex: Possible upcoming request for cell tower addition to the conditionally approved plan.

Johnston Dr Alignment: Project has been released and advertised for bids.

8740 Pineville-Matthew: Work progresses on new restaurant occupying the existing space and sidewalks.

S Polk/Lancaster Sidewalk: Design work continues for the final design of the sidewalk extension grant project.

CODE ENFORCEMENT:

High Weeds and Grass:

Red Lobster
 1405 Lakeview Dr
 907 Hill St
 401 Marie Way
 427 Park Av
 105 S Polk St
 705 Main
 9530 Pineville Matthews Rd
 10020 Rodney St
 10000 Industrial
 2327 Glenway Trail
 2323 Glenway Trail
 12727 Dorman Rd
 918 Lakeview Dr
 243 Eden Cr
 232 Eden Cr
 10314 Osprey Dr
 10421 Osprey Dr
 10423 Osprey Dr
 10932 Copper field Dr
 10625 McMullen Creek Py
 524 Main St
 10314 Osprey Dr
 10421 Osprey Dr
 10423 Osprey Dr

10932 Copper Field Dr
11709 Carolina Place Py
BOA
Taco Bell
Childers
Cranford Townhomes
100 College St
202 N Polk St
12800 Lancaster Hy
10201 Sam Meeks
911 Cone Av
416 James St
903 Lakeview Dr
917 Lakeview Dr
292 Eden Cr
1014 Cone Av
120 Olive St
122 Olive St
124 Olive St

Dumpster:

10322 Osprey Dr

Community Appearance/Junk Vehicle:

11301 Trebark Dr Junk Car
907 Cone Av
10504 McMullen Creek Py
Bassett
105 Boatwright

Signs:

Meadow Creek Apts
Mittera
Pineville church of the Nazarene
Z's Tobacco and Vape

Parking on Sidewalk:

Stratfield
Atwell Glen
Stockdale
Graceview
Green Birch

Prohibited Lighting:

Chex Wings

June

2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14 6:30 Council Meeting	15	16	17	18
19 Father's Day	20	21	22	23	24	25
26	27 6:00 Work Session	28	29	30		